Town of Bedford
Historic Building Preservation Commission

2nd Floor Conference Room
425 Cherry Street
Bedford Hills, NY 10507

Wednesday
December 17, 2014
7:00 P.M.

Agenda

Public Hearings:

1 Construction of a New 3-Car Garage and Mudroom Addition and Renovation of an Existing Dormer and Addition of Two New Dormers
Section 72.6 Block 1 Lot 9, R-4A Zone
93 Springhurst Road, Bedford Hills
Owners/Applicants: **Juan and Mary Briano**

Conferences:

A Expansion of Existing Garage and Mudroom and Construction of New Back Porch and Breakfast Room Bay
Section 73.16 Block 1 Lot 3, R-4A Zone
856 Old Post Road, Bedford
Owner/Applicant: **Ellen Rouse Conrad**

B Barn/Studio Renovation
Section 74.11 Block 1 Lot 7, R-4A Zone
183 Stone Hill Road, Bedford
Owners/Applicants: **Samuel Sachs III and Elizabeth Sachs**

Approval of Minutes:

December 10, 2014

Supporting documentation for all items on this agenda is available at the Town of Bedford website. (www.bedfordny.gov) – Enter - Town Meetings. Larger documents and plans are available at the office of the Historic Building Preservation Commission. Agenda items subject to change.

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): KRISTA & JUAN BRIANO

Mailing Address: 732 OLD POST ROAD, BEDFORD, N.Y. Received Town of Bedford

Phone: 234. 2885 (home) _____ (work); Fax: _____ E-Mail: _____

Identification of Applicant (if other than owner(s)):

NOV 21

Name of applicant: KRISTA & JUAN BRIANO

Address: 732 OLD POST ROAD, BEDFORD, NY Historic Building Preservation Commission

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

Professional Preparing Site Plan:

Name /Address: H. STANLEY JOHNSON · 42 SPRING ST., MT KISCO, N.Y.

_____ Phone: 241. 3872 Fax: _____ E-Mail: _____

Identification of Property:

Bedford Tax Map Designation: Section 72.6 Block 1 Lot 9 Area _____ Zoning District: _____

Project Address: 95 SPRINGHURST

Approximate year of construction of structure(s): 1897 - MAIN HOUSE

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: ZONING, BUILDING PERMIT

Identify any other governmental approvals required: _____

Project cost (including professional fees): $225,000

Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed)

- A NEW THREE CAR GARAGE/MUD ROOM ADDITION.
- RAISE AN EXISTING DORMER IN THE 1897 SECTION OF THE HOUSE & ADD TWO NEW DORMERS. THIS IS TO IMPROVE HEADROOM & EGRESS.

Proposed Project Start Date: _____

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): _____ **Date:** 11.21.14
All owners must sign ***Print name/title:*** KRISTA BRIANO · OWN.

_____ **Date:** 11.21.14
Print name/title: JUAN BRIANO · OWNER

Signature of applicant (if different): _____ **Date:** _____
Print name/title: _____

Rev. 11/8/12

TOWN OF BEDFORD
BUILDING & CODE ENFORCEMENT

Memo

To:	Historic Building Preservation Commission
From:	Steven Fraietta – Building Inspector
CC:	Jeff Osterman; Thomas O'Brien, Architect
Date:	11/17/2014
Re:	Briano–93 Springhurst Road, Bedford Hills, 72.6-1-9, R-4 Acre District

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With reference to the above, a building permit application has been submitted for the construction of a new 3-car garage and mudroom addition; and the renovation of an existing dormer and the addition of 2 new dormers. The project will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on December 3, 2014.

The residence is located at 93 Springhurst Road, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1870; the applicant indicates the age as 1897.

I have attached copies of the Assessor's cards as well as the Certificates of Occupancy we have on file for the property.

Please advise the outcome of the Commission's review. Thank you.

Att.

Received
Town of Bedford
NOV 18
Historic Building
Preservation Commission

- 322 South Bedford Road, circa 1890, Arthur **Scribner**/Francis **Corcoran** property: Notes, assessor information, historic maps
- 326 South Bedford Road, circa 1870, rebuilt circa 2007: **Balken** farm, **Luquer** estate, **Robert Kennedy**: Chronology, deeds back to 1884, assessors information, historic maps, compilation of 19th c. newspaper references to the house and grounds

- 401 South Bedford Road
- 413 South Bedford Road
- 689 South Bedford Road C. Everett **Field** Jr: Assessor information, notes:
- 733 South Bedford Road, Stanley **Anderson**: Assessor information
- 749-801 South Bedford Road: maps, clippings, notes
- 816 South Bedford Road circa 1831: **Reynolds, Mead, Hiram Halle**: Chronology, assessor information, historic maps, genealogical information

South Church Street

- 43 South Church Street

Springhurst Road

- 33 Springhurst Road
- 54 Springhurst Road
- 55 Springhurst Road
- 81 Springhurst Road (remodeled)
- 83 Springhurst Road, "Cedar Knoll", circa 1893: image & realtor description
- 93 Springhurst Road
- 103 Springhurst Road

Stone Bridge Lane

- 111 Stone Bridge Lane, circa 1906, part of **Low-Brixey** property (Broadbrook Farm, later Starr Farm). Split off from 111 Bedford Center Road parcel circa 2001. Includes Low/Brixey house: chronology, maps and assessment materials

Stone Hill Road

*- 24 Stone Hill, "Wingtree Farm", **Conover** School, main house built circa 1830: report, chronology, assessors information. See also 69 Stone Hill.
- 69 Stone Hill, 19th c., part of **Williams Homestead**, then "Coker Farm": notes, maps, genealogical information, clipping

- 81 Stone Hill
- 89 Stone Hill (old schoolhouse)
- 101-121 Stone Hill, "Mill Pond Farm", possibly 18th c. "Francis **Kellogg Estate**": notes, 1963 letter from Francis Kellogg, assessor information, clipping
* - 169 Stone Hill, 1847: **Barrett-Marshall** farm: paper deeds back to 1847, maps
- 197 Stone Hill

Succabone Road

- 136 Succabone
- 144 Succabone, Cornelius **Clark's** home, burned during Revolution, rebuilt, now owned by Glenn **Close:** Chronology, deeds back to 1833, images, maps

- 171 Succabone
- 182 Succabone

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Application #:

Date: 11/17/2014

Parcel ID: 72.6-1-9

Owner Information

Lines, Stephen

Applicant Information

Lines, Stephen
Lines, Mary
93 Springhurst Rd
Bedford Hills NY 10507

Location: 93 Springhurst Rd
Parcel ID: 72.6-1-9
Permit Type: Additions & Alterations
Work Description: Additions and alterations: construction of a new 3-car garage & mudroom addition; renovation of existing dormer & addition of 2 new dormers

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The construction of a new 3-car car garage & mudroom addition will result in a front yard setback of 59.8 feet where 75 feet is required in the R-4A District where the existing front yard setback is pre-existing, non-conforming at 33.7 feet. The renovation of an existing dormer and the addition of 2 new dormers will result in a side yard setback 36 feet where 50 feet is required A variance is required in accordance with Article V Section 125-50 & Article III Section 125-11 of the Town Code. The house was built in 1897 and will require review by the Historic Building Preservation Commission.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraietta
Building Inspector

PARCEL HISTORY

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

11/17/2014

Address: 93 Springhurst Rd
Parcel ID: 72.6-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/28/1963	Permit #:770834	APPROVED	1897	8/28/1963

Owner:

One family residence inspected August 27, 1963 - No visible violations found

4/19/1983	Permit #:770662	APPROVED	1444A	4/19/1983

Owner:

One Family Dwelling
Inspected 4/18/83. Visible condition found satisfactory
Third Floor Existing Habitable Space (Type 5 Wood Construction)
Under the Following Recommendations:
1. Basement Found 3 appliances connected to one flue, hot water furnace, hot water heater and wood burning stove. This is not advisable.
2. Pipe domestic hot water heater 6" from floor
3. Mantle over fireplace should be 12" from fire box
4. Install smoke detectors on each floor and in basement. Alarms should sound simultaneously

4/19/1983	Permit #:770663	APPROVED	1445A	4/19/1983

Owner:

Garage
Inspected 4/18/83
Visible condition found satisfactory

1/12/1988	Permit #:12422	APPROVED	6868A	6/10/1994

Owner:

Repair front porch
Inspected 6/9/1994

PARCEL HISTORY

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

11/17/2014

Address: **93 Springhurst Rd**

Parcel ID: **72.6-1-9**

Issued Date	Item	Status	CO/CC #	CO/CC Date
10/30/2000	Permit #:19096	APPROVED	010181A	1/3/2001

Owner:

Living room, master bedroom and bath addition
Inspected on 12/10/01

4/2/2004	Permit #:20320	APPROVED	2014-2110	9/23/2014

Owner: Lines, Stephen V.

Inground Swimming Pool.

Inspected - 9/18/2014

Certificate No 1897

Issued , 19

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No.

This is to certify that
of having filed on , 19
Application No. for a Certificate of Occupancy applying to premises located at
being Sec. , Lot , Town of
Bedford Assessment Map in a zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

under the following limitations

on and after this date until revoked, and subject to all the provisions of
THE BUILDING ZONE ORDINANCE

Building Inspector

Certificate

Issued ..., 19..

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. ...

This is to certify that ...

of ... having filed on ..., 19..

Application No. ... for a Certificate of Occupancy applying to premises located at ..., being Sec. ..., Lot ..., Town of Bedford Assessment Map at a ... zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

...

under the following limitations ...

1. ...
2. ...
3. ...
4. ...

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

...

Building Inspector

Certificate

Issued , 19

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No.

This is to certify that

of having filed on , 19

Application No. for a Certificate of Occupancy applying to premises located at being Sec. , Lot , Town of Bedford Assessment Map at a zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

under the following limitations

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

Building Inspector

Certificate 006868 A

Issued June 10 19 94

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 12422

This is to certify that Stephen Vrand Mary A. Lime of 93 Springhurst Road having filed on June 10, 19 94 Application No. 6868A for a Certificate of Occupancy applying to premises located at 93 Springhurst Road being Sec. 72.6, Block 1, Lot 9, Town of Bedford Assessment Map at a R4A zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

Repair first porch

Inspected 6/9/94

under the following limitations

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

Richard Magna
Asst. Building Inspector

Certificate 010181 A

Issued ..., 20...

TOWN OF BEDFORD
WESTCHESTER COUNTY, NY

CERTIFICATE OF COMPLIANCE

Building Permit No. ...

This is to certify that ...

of ... having filed on ..., 20...

Application No. ... for a Certificate of Occupancy applying to premises located at ...

being Sec. ..., Block ..., Lot ..., Town of Bedford Assessment Map at a ... zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

...

under the following limitations ...

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

...
Building Inspector

Certificate of Compliance

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

9/23/2014

Certificate: 2014-2110
Issued: 9/23/2014

Building Permit No. 20320

This is to certify that: **Lines, Stephen V.**
of **93 Springhurst Rd, Bedford Hills, NY 10507**
having filed on 9/23/2014 Application No. **2014-2110**
for a Certificate of Occupancy applying to premises located at **93 Springhurst Rd**
Bedford Hills, NY 10507 being Section, Block and Lot **72.6-1-9**
Town of Bedford Assessment map in the R-4A district as shown on the Town zoning map,
nd the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

Inground Swimming Pool.

Inspected - 9/18/2014

Building Inspector

DENNIS G &SUSAN W LITTLE
SPRINGHURST ROAD
BEDFORD HILLS NEW YORK 10507

MANN
R1
7

4.0 10 51B 8000 17500

72.06-1-9

ICTS WATER PARK LIGHT FIRE SCHOOL

RECORD OF OWNERSHIP

DISTRICT SECTION LOT

EXEMPTION CODE

E N GRID COORDINATE

PROPERTY CLASS ZONING OF CARD NUMBER ROUTING NUMBER

93 Springhurst Rd

PROPERTY ADDRESS

DATE MO.	DATE YR.	TYPE 1 LAND 2 L&B	SALE PRICE	SOURCE 1 BUYER 2 SELLER 3 FEE 4 AGENT	VALIDITY 1 YES 2 NO
04	91	1 2	91 2,425,283	1 2 3 4	1 2
05	92	1 2	92 1,750,000	1 2 3 4	1 2
06	93	1 2	93 2,450,000	1 2 3 4	1 2

LAND DATA & COMPUTATIONS

LOT GROSS		ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
REGULAR LOT									
MINUS LOT									
APARTMENT SITE									
PRIMARY SITE				SQ. FT.					
SECONDARY SITE				SQ. FT.					
UNDEVELOPED									
RESIDUAL				SQ. FT.					
SITE				ACRES					
PRIMARY SITE				ACRES					
SECONDARY SITE				ACRES					
UNDEVELOPED									
RESIDUAL				ACRES					
TILLABLE				ACRES					
PASTURE									
WOODLAND				ACRES					
WASTELAND									
HOMESITE				ACRES					
TOTAL				ACRES					

INFLUENCE FACTORS
1 CORNER
2 TOPOGRAPHY
3 UNIMPROVED
4 EXCESSIVE DEPTH
5 SHAPE OR SIZE
6 RESTRICTIONS
7 ECONOMIC MISIMPROVEMENT
8 VIEW

IRREGULAR LOT
SITE VALUE
RESIDUAL
HOMESITE
MINUS R.O.W.

SUMMARY OF VALUES

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BLDGS.	

PROPERTY CLASSIFICATION CODE

AGRICULTURAL—100
110—Livestock & Products
111—Poultry & products
112—Dairy products
113—Cattle, hogs, & products
114—Sheep & wool
115—Apiary products
116—Other livestock
120—Field Crops
130—Truck Crops—Mucklands Only
140—Truck Crops
150—Orchard Crops
151—Tree fruits
152—Vineyards
160—Other Fruits
170—Nursery/Greenhouse
180—Fur Products
190—Fish/Game & Wildlife Preserves

RESIDENTIAL—200
210—1 Family Year-Round
220—2 Family Year-Round
230—3 Family Year-Round
240—Rural Residence W/Acreage
250—Estate
260—Seasonal
270—Mobile Home

UNUSED VACANT LAND—300
310—Residential
320—Rural
330—Commercial
340—Industrial
350—Urban Renewal

COMMERCIAL—400
410—Living Accommodations
411—Apts other than 412/413
412—Condominium apt.
413—Co-operative apt.
414—Hotel
415—Motel
416—Mobile home parks
417—Camps & cottages
418—Other transient lodging
*—Other commercial

RECREATIONAL—500*

COMMUNITY SVCS—600*

INDUSTRIAL—700
710—Manufacturing & Processing
720—Mining and Quarrying
730—Wells

PUBLIC SVCS—800*

WILD AND FORESTED—900
910—Private Other Than 920
920—Private Hunting/Fishing
930—State Owned
940—County Owned

*See Detailed Listing for Divisions & Subdivisions

ASSESSMENT RECORD

1974	LAND	
	BLDGS.	
	EX.	
	TOTAL	
19	LAND	
	BLDGS.	
	EX.	
	TOTAL	
19	LAND	
	BLDGS.	
	EX.	
	TOTAL	
19	LAND	
	BLDGS.	
	EX.	
	TOTAL	
19	LAND	
	BLDGS.	
	EX.	
	TOTAL	

MEMORANDA

GENERAL PROPERTY FACTORS

RELATIVE TOPOGRAPHY TO STREET ELEVATION
1 LEVEL 2 HIGHER 3 LOWER

TOPOGRAPHY RATING
1 GOOD 2 FAIR 3 POOR 4 VERY POOR

STREET OR ROAD
1 PAVED 2 UNPAVED 3 PROPOSED 4 NONE

SIDEWALK
1 YES 2 NO

ALLEY
1 YES 2 NO

UTILITIES
WATER SEWER ELECTRICITY GAS
0. NONE 1. PUBLIC 2. PRIVATE

R RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

NEIGHBORHOOD I.D.

TYPE
1 RURAL 2 URBAN 3 SUBURBAN 4 SUBDIVISION

TREND
1 IMPROVING 2 STATIC 3 DECLINING

INFLUENCE ON SUBJECT PROPERTY
1 NONE 2 DEVALUING 3 ENHANCING

DESIRABILITY RATING
1 EXCELLENT 2 VERY GOOD 3 GOOD
4 AVERAGE 5 FAIR 6 POOR 7 VERY POOR

DWELLING SETBACK
APPROXIMATELY 32 FEET

LANDSCAPE RATING
1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE

DRIVEWAY
1 IMPROVED 2 UNIMPROVED 3 NONE

FRONTING TRAFFIC
1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE

COMPARISON TO NEIGHBORING PROPERTIES
LOT ____ IMPROVEMENTS ____
1. TYPICAL 2. POORER 3. BETTER 4. NONE

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.
1/92	ADD'L GARAGE	5000	15952	
10/00	ADD & ALTER	500000	19096	
5/04	SWIMMING POOL	50000	22450	

1 VACANT LOT | 2 DWELLING | 3 OTHER

EXTERIOR WALLS

1 BRICK, 4 CONC. BLK. 7 STONE
2 FRAME 5 STUCCO 8 METAL
3 BR. & FR. 6 TILE 9 CONCRETE

LIVING ACCOMMODATIONS

TOTAL ROOMS ___ BED-ROOMS 2 FAMILY ROOMS ___

BASEMENT

1 NONE 2 CRAWL 3 PART (4) FULL

HEATING

1 NONE (2) BASE 3 AIR CON.

ARM AIR
OT WATER/STEAM

PLUMBING

SE
ILL BATHS
ALF BATHS
HER FIXTURES
UMBING POINTS [ ] 24

ATTIC

1 NONE 2 UNFIN. 3 PART 4 FULL

OTHER FEATURES

ASONRY TRIM			
ODERNIZED KITCHEN			
MT. REC. ROOM			
N. BSMT. LA.			
B. FIREPLACE			
MT. GARAGE			
TACHED GARAGE			

NSTRUCTION ___ STORY 1
OUND FLOOR AREA 1020
DITION POINTS
ADE FACTOR 84 10%
HER FEATURE POINTS [ ]
& D FACTOR [ ] %
PRECIATION %

SUPPLEMENTARY OBSERVATIONS

1 GOOD 2 AVERAGE 3 FAIR 4 POOR

___ KITCHEN DESIRABILITY
___ BATHROOM DESIRABILITY
___ *HEATING SYSTEM ADEQUACY*
___ INTERIOR CONDITION
___ EXTERIOR CONDITION
___ RELATIVE OVERALL DESIRABILITY

STYLE

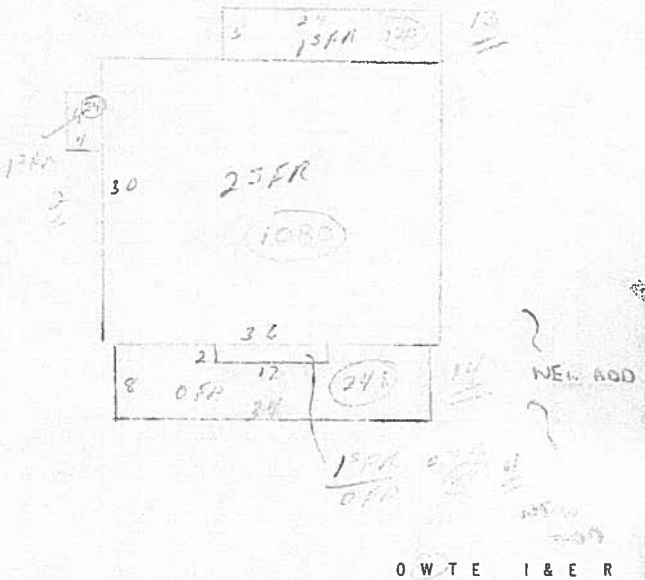
BI-LEVEL 4 CAPE COD 7 ROW TYPE
SPLIT-LEVEL 5 COLONIAL 8 OLD STYLE
RANCH 6 CONTEMP'Y. 9 CONVENT'L.

TOTAL LIVING AREA

©Cole•Layer•Trumble Co. 1973

DWELLING COMPUTATIONS

BASE PRICE	83500
BASEMENT	
HEATING	
PLUMBING	2400
ATTIC	2125
ADDITIONS	3200
TOTAL BASE	93225
GRADE FACTOR	125
TOTAL	116500
OTHER FEATURES	1300
TOTAL	117800
C & D FACTOR	—
REPL. COST	117800
DEPRECIATION	20
R.C.L.D.	94200
ERECTED (EST.)	1870
REMODELED	
AGE	104
CDU RATING	VG



COMMERCIAL BUILDING DATA & COMPUTATIONS

ROOFING					
COMPOSITION		SLATE OR TILE			
METAL		SHINGLE			
FRAMING	B	1	2	UPPER	
WOOD JOIST					
FIRE RESISTANT					

CONSTRUCTION

A. ___ ___ STORY ___ & ___ BSMT. ___
B. ___ ___ STORY ___ & ___ BSMT. ___
1 BRICK 3 GLASS 5 STUCCO 7 STN. 9 CONC.
2 FRAME 4 CONC.BLK. 6 TILE 8 MTL. 0 ENAM. STL.

Oh: 12/16/82 Time: 10:30-1:30 CC
54120 PO – SPRINGHURST RD BEDFORD HILLS $ 285000
Zone 2 B2 Twnship BEDFORD Prop Sz 4
Const FRAME Yr. Blt 1894 Rms 9 Br 4 Bth 3.5
Stle VICTORIAN Color BEIGE Sq. ft. 2620 Gar 1
Zoning R4A Bsmt WASHER/DRYER-DOOR OUT
S fl: –
1 fl: LR/FPL, DR, EIK, PDR RM, LGE DECK
2 fl: MBR/BTH, DEN/BLT-INS, 2 BR, BTH
3 fl: GUEST SUITE(BR, DEN, LGE BTH, STORAGE)
ES: WEST PATENT JH: FOX LANE HS: FOX LANE
Asmt 86000 Tax.Lt B. 10, L. 51B Tax $ 4337
SEPTIC Wtr. Supp WELL Plumb COPPER Elec 100A
Fuel OIL Heat STEAM Cost 21850 A/C N
Walls PLASTER Insul UFFI Roof SLATE Poss NEG
NEW KIT&BTH. INDIRECT LITES. PLANS AVAIL FOR FAM RM.
DIR: BEDORD CTS-SPRINGHURST ON RT(BEIGE/BROWN SUTTERS
CALL L/A FOR MODIFICATION TO AGREEMENT.

Map MBB Grid 9 Rlt Code BIXB BIXLER R. E. 234-3647
Owner DUHON Co/Ex
Datlstd: 12/2/82 Neg Thru L/A S/B % $ 3%
REV 3 46 4/14/83

Data Believed Accurate/Not Warranted

OTHER BUILDINGS AND YARD

O

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.
1	01	12 X 22				25%	2700
2						%	
3						%	
4						%	
5						%	
6						%	
7						%	
8						%	
9						%	
0	0 0	___ ___ UNITS					
# ___ NO. OF ENTRIES				TOTAL VALUE			2700

TYPE CODE

01 GARAGE	16 FLAT BARN
02 CARPORT	17 BANK BARN
03 PATIO	18 POLE BARN
04 SHED	19 LEAN-TO
05 POOL	20 IMPLEMENT SHED
06 BATHHOUSE	21 POULTRY HOUSE
07 SHOP	22 HOG HOUSE
08 SHELTER	23 MILK HOUSE
09 STABLE	
10 SUMMER KITCHEN	24 CRIB
11 CELLAR	25 GRANARY
12 WELL HOUSE	26 BIN
	27 SILO
	28 HARVESTORE SILO
13 B.T. PAVING	29 CABIN
14 CONC. PAVING	30 MOBILE HOME
15 PAVING	00 MISC. BLDGS.

									TOTAL SPECAL FEATURES	

GROSS BUILDING SUMMARY

I.D.	USE	CONSTRUCTION	GRADE	AGE ERECT. / REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL / OBSOL.	R.C.L.D.

T 1 SEE DETAILED CARD 2 SEE DETAILED REPORT

TOTAL GROSS VALUE

LISTED N/A DATE ___ BY ___

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING

PARCEL ID#: 72.6-1-9 **PROPERTY LOCATION:** 93 Springhurst Rd

72.6-1-9

7 RETA W DAMMANN

10 5~~0~~B ~~3.6~~ 4.0 R1

3000 ~~9000~~ 9500

ASSESSMENT RECORD TOWN OF BEDFORD

LOCATION SPRING HOUSE ROAD

ZONED 4A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	✓ 8000								
IMPROVEMENTS	9500								
TOTAL	17500								

OWNERSHIP	DATE	PURCHASE PRICE
LITTLE, DENNIS L & SUSAN W	1963	36000

PROPERTY FACTORS

STREET		IMPROVEMENTS		TOPOGRAPHY	
PAVED	✓	WATER		LEVEL	
SEMI-IMPROVED		SEWER		HIGH	
DIRT		GAS		LOW	
SIDEWALK		ELECTRICITY		ROLLING	
		SEPTIC TANK		SWAMPY	

PERMITS

DATE	TYPE	COST	INSPECTED
			1445A 1446A 4/83

LAND VALUE COMPUTATIONS AND SUMMARY

FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT	
4.0 ACRES BLDG SITE			5000	-25/ Frontage	16000
207.81 F					

COMMENTS

TOTAL VALUE LAND	16000
TOTAL VALUE BUILDINGS	19100
TOTAL VALUE LAND & BUILDINGS	35100

WILLIAM J. RICHARDS, COMPANY, INC.
CORNWALL, NEW YORK

BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL
Base	1032	15.85	16357
1	152	10.93	1661
ADDITIONS AND DEDUCTIONS			
OP	214	4.00	+ 856
3	1032	.32	+ 330
6			+ 470
7			+ 1427
8			+ 320
10			+ 1080

TOTAL REPLACEMENT COST $ 22500

Cost Conversion Factor + 130%
Replacement Cost 29250

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS: RA

OBSERVED PHYSICAL CONDITION: Good ___ Normal ✓ Fair ✓ Poor ___

EFFECTIVE AGE: Date 22 Years ___

TYPE AND USE
1 Family Dwelling ___
2 Family Dwelling ___
Other ___

1) FOUNDATION
Concrete Walls ___
Wood or Block Piers ___
Block ___
Stone ✓

STORIES AND ROOMS
Stories 1 1½ (2) 2½ 3 4 5
Split Level ___
B. Rooms ___
1s Rooms 4
2s Rooms 4

2) EXT. WALL CONSTR.
Stories 1 2
Frame with Wood, Shingle or Stucco Siding ✓ ✓
Concrete Block or Tile ___
Stucco on Block or Tile ___
Brick Solid ___
Brick, Veneer ___
Stone Solid ___
Stone Veneer ___
Other ___

3) ROOF
Type: Flat ___ Gable ✓
Hip ___ Gambrel ___
Mansard ___
Roofing: Prepared Roll ___
Built-up Asphalt or T & G ___
Wood or Comp. Shingle ___
Metal SLATE ✓

4) AIR CONDITIONING
Washed ___
Refrigerated ___
Area Supplied ___

5) FLOORS
Stories 1 2
Softwood ✓
Hardwood ✓
Concrete ___
Tile Fl'rs: Bath N/A Kitchen ___

6) INTERIOR FINISH
Walls Unfinished ___
Wallboard ___
Plaster ✓ ✓
Doors and Trim:
Softwood ✓ Hardwood ___
Tile Walls: Bath N/A Kitchen ___
Fireplace: ✓ Natural ✓ Artificial ___

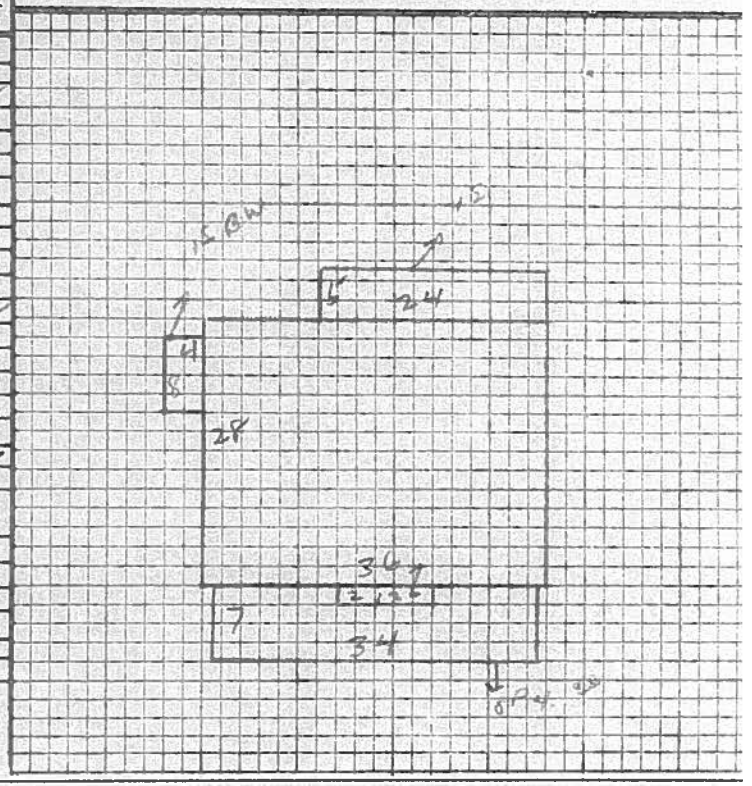
7) PLUMBING
None ___ Water Only ___
No. Bathrooms (3 Fix't) 3 ✓
No. Toilet Rms. (2 Fix't) 1 ✓
No. Single Fixtures ___
Septic Tank ___

8) HEATING
Stove or Unit Heaters ___
Hot Air: Pipeless ___
Piped (Gravity) ___
Forced Circulation ___
Steam ✓
Hot Water or Vapor ___
Radiant, Concealed ___
Fuel: Coal ___ Gas ___ Oil ___
Oil Burner ✓ Coal Stoker ___

9) BASEMENT
None ___ Full ✓
Part % ___
Finished:
Recreation % N/A
Apartment % ___
Floor: Dirt ___ Wood ___
Cement ✓

10) HALF STORY ATTIC
Unfinished ___
Finished % 3 Rms

GROUND PLAN SKETCH



LAYOUT & REMARKS: INTERIOR - POOR

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION

a. Effective Age Depreciation 35 %
b. Observed Physical Condition ___ %
c. Total Depreciation (a + b) ___ %
d. Net Condition (100 − c) ___ %

OBSOLESCENCE

e. Overimprovement ___ %
f. Underimprovement ___ %
g. Other ___ %
h. Net Condition (100-e+f+g) ___ %
i. FINAL NET CONDITION (dxh) 65 %

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal	19000
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	100
Total Building Appraisal	19100

DATES OF INSPECTIONS

5/23/63	5	TEN

DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

BLDG. IDENT.	CLASS NO.	DIMENSIONS WIDTH	DEPTH	HEIGHT	FOUNDATION	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	REPLACEMENT COST	NET COND. %	NET APPRAISAL
GAR		10	24	15	C	C	FRAME						240	2.00	480	20	100