

Owner GEO. H. EARLE, Jr.

Mailing Address

Permit No. 2041

Date Dec. 13-1926

Lot 1 & 2 Block 11

Subdivision Sunset Lake

Address 2702 - Alton Road

General Contractor Owner

8191
Bond # 460-

Address

Address

3227-08-060

Architect Owner

Front 50'-0" Depth 40'-0"

Height

Stories

Use Residence & Garage

Type of construction c-b-s-

Cost \$ 12,000.00

Foundation Pile & Reinf. conc.

Roof Tile

Plumbing Contractor John Stolpman

Address

Date Feb. 7-1928

Plumbing Fixtures 22

Rough approved by

Date

Gas Stoves

Gas Heaters

Address

Date

John Stolpman
Feb. 25-1927

Final approved by

Date

Sewer connection-1-

Septic tank

Make

Date

Electrical Contractor

Address

Date

Switch
OUTLETS Light
Receptacles

Range Motors
HEATERS Water
Space

Fans Temporary service

Centers of Distribution

Electrical Contractor Lowrey Electric

Address

Date Jan. 20-1930

No. fixtures set 38

Final approved by

Date

Date of service

Alterations or repairs # 4306- Garden wall, alterations & repairs-
John C. Gaffney, contractor-

\$ 2,500.00

Date Mar. 13-1931

#12343 - Painting and waterproofing- owner-

\$ 300.00

April 1-1939

BUILDING PERMIT: #52068 For Sale Sign: Owner: \$5.00

November 13, 1956

ALTERATIONS & ADDITIONS

Building Permits:

#15273-B & K Chattahoochee-Pour patio and walkways, repairs walks-Set chatt.stones-\$1000-7-3-79

#M04946 J&T Air Codditioning/1 wind air conditioning/11-26-80

#91530 6/5/95 James M. McGrath - swimming pool only c/1 fence \$27,000.

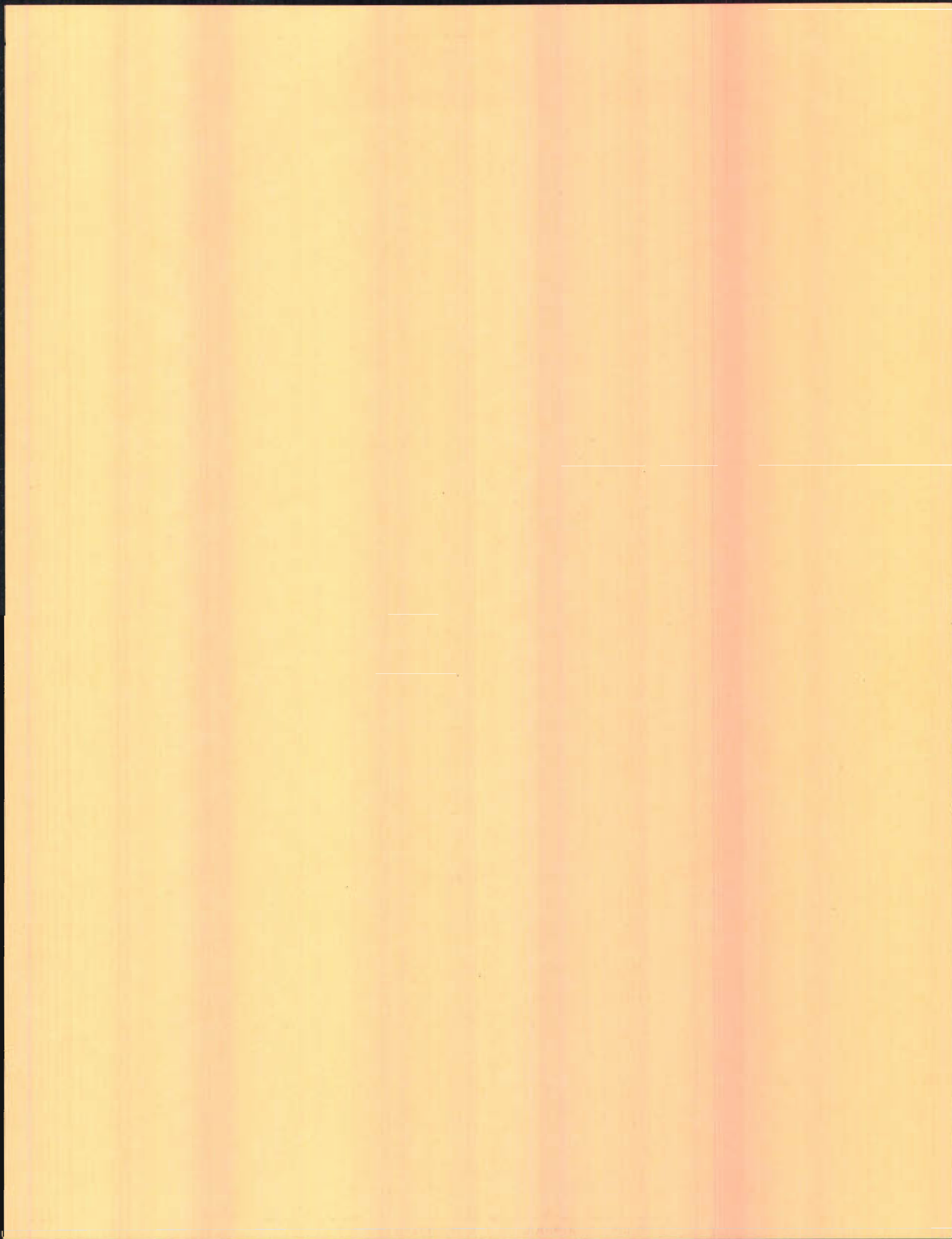
Plumbing Permits:

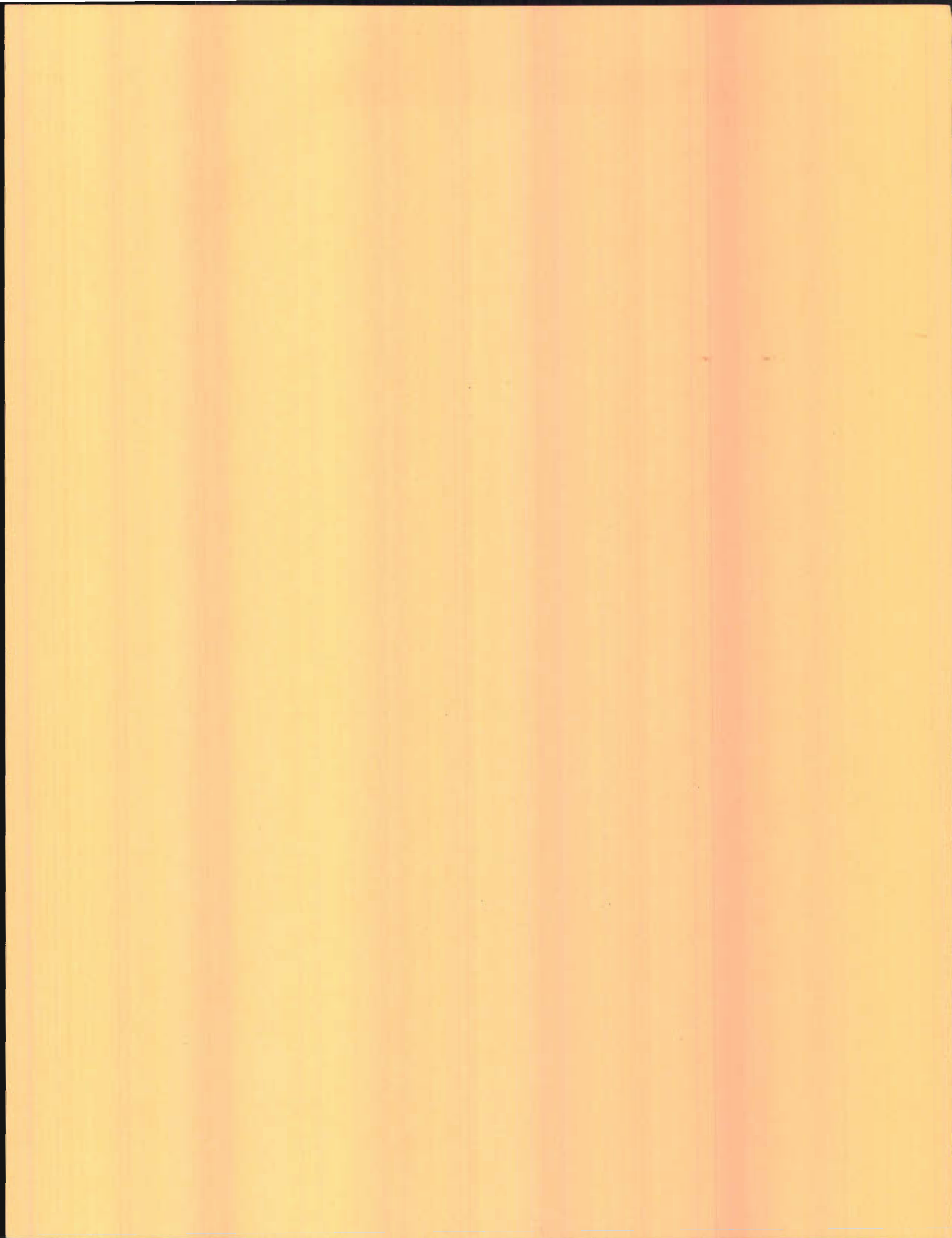
#45679 Peoples Gas System: 1 gas range - 12/16/66

Electrical Permits:

PARCEL_NO	NUMBER_KEY	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	DATA_STATUS
32270080600	B0104163	BSBUILD		03-Aug-01	03-Aug-01	FINAL
32270080600	BD150317	BDEMOPRJ	PARTIAL	17-Aug-15	19-Aug-15	FINAL
32270080600	BE951620	BELEC	OTH	29-Sep-95	29-Sep-95	FINAL
32270080600	CGS0000059	CGARSALE		14-Dec-99	14-Dec-99	APPROVED
32270080600	CGS0100046	CGARSALE		15-Dec-00	15-Dec-00	APPROVED
32270080600	CGS0400062	CGARSALE		05-Mar-04	05-Mar-04	APPROVED
32270080600	CGS97096	CGARSALE	OTH	24-Apr-97	24-Apr-97	APPROVED
32270080600	CGS98155	CGARSALE	OTH	29-May-98	29-May-98	APPROVED
32270080600	CGS99128	CGARSALE	OTH	14-Dec-99	14-Dec-99	APPROVED
32270080600	DEV150872	DEVELOP		19-Aug-15	17-Oct-19	APPROVED

DESCRIPTION	TREET_N	STREET_NAME
EXT PAINTING	2702	ALTON RD
BV15001119---Removing fence to correct violation	2702	ALTON RD
SERVICE REPAIRS	2702	ALTON RD
	2702	ALTON RD
house old items	2702	ALTON RD
GARAGE SALE ON 03/06/04 AND 03/07/2004.	2702	ALTON RD
MAY 3 & 4, 1997	2702	ALTON RD
JUNE 6 & 7 1998	2702	ALTON RD
MAY 22 & 23, 1999	2702	ALTON RD
	2702	ALTON RD





FOLIO 02 3227 08 0600

OWNER
PERMIT NO.
AMOUNT
DATE
TYPE
ADDR 2702 ALTON RD
LEGAL DESCRIPTION:

PERMIT	DATE	AMOUNT	TYPE

BUILDING POINTS:	
FOUNDATION	31
EXTERIOR	
STRUCTURAL FRAME	
ROOF TYPE	
ROOF MATERIAL	14
DECKING	
FLOOR FINISH	6
ELECTRICAL	5
PLUMBING	11
INTERIOR	30
MISCELLANEOUS	
TOTAL POINTS	97

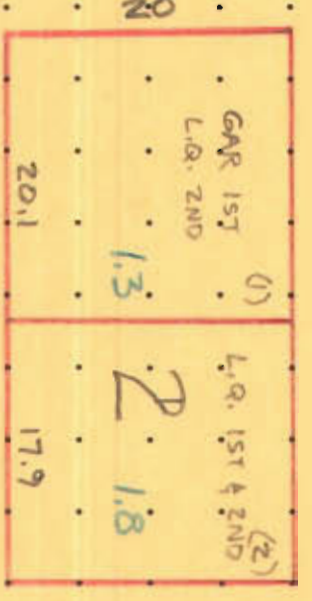
GRADE: + 12
GRADE + POINTS 109
FIELD CHECKED BY:
DATE:

BEDROOMS	BATHS	LIVING UNITS	1-B/R UNITS	2-B/R UNITS	3-B/R UNITS	STUDIO UNITS	ROOMS/OFFICE	FLOORS	STORES	INC. FUNCT.	CUR. FUNCT.	ECON. OBS.	PHYS. DEPR.	% COMPLETE	SITE VALUE	CARD	Z. OF	Z.
4	2	1						2						100			2	2

NO.	DIMENSIONS		ADJ. SQ. FT.
1	20 X 20.1	1.3 X	523
2	20 X 17.9	1.8 X	644
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X
	X	X	X

TOTAL ADJUSTED SQUARE FEET 9-8-76 HB 1167

REMARKS:



NO.	CD.	YR.	E/A	DPR	EXTRA FEATURES EF	DIMENSIONS	ADJ. SQ. FT.

FOLI# 02 3227 083 0600
 OWNER
 PERMIT NO. 2041 DATE 12-13-26
 AMOUNT 12000 TYPE RES 02
 ADDR 2702 ALTON RD.
 LEGAL DESCRIPTION:
 AMD PLAT OF SUNSET LAKE SUB P8 8-52
 LOTS 1 4 2 Blk 11
 LOT SIZE SITE VALUE

PERMIT	DATE	AMOUNT	TYPE
4306	3-13-31	2500	CB, WALL AFT.
39981	11-5-52	390	ENCL POR.

BUILDING POINTS:	
FOUNDATION	
EXTERIOR	31
STRUCTURAL FRAME	
ROOF TYPE	
ROOF MATERIAL	14
DECKING	
FLOOR FINISH	12
ELECTRICAL	5
PLUMBING	11
INTERIOR	
MISCELLANEOUS	30
TOTAL POINTS	103

GRADE: + 48

GRADE + POINTS 151

FIELD CHECKED BY:

DATE:

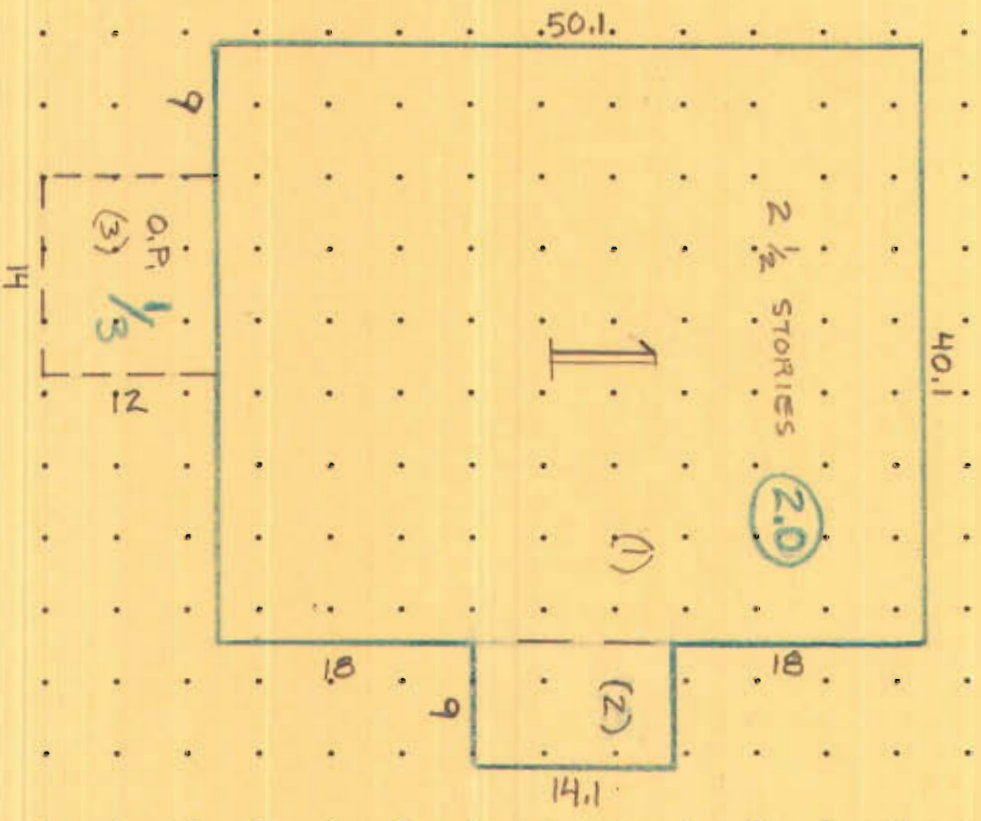
BEDROOMS	BATHS	LIVING UNITS	1-B/R UNITS	2-B/R UNITS	3-B/R UNITS	STUDIO UNITS	ROOMS/OFFICE	FLOORS	STORES	INC. FUNCT.	CUR. FUNCT.	ECON. OBS.	PHYS. DEPR.	% COMPLETE	CARD 1 OF 2	BUILDING NO.	YEAR BUILT	EFF. AGE	RATE	RATE KEY	LAND USE
6	1							2.5						100		26		65	1	1	02

NO.	DIMENSIONS	ADJ. SQ. FT.
1	40.1 X 50.1 X 2 X	4018
2	9 X 14.1 X 2 X	254
3	12 X 14 X .333 X	56

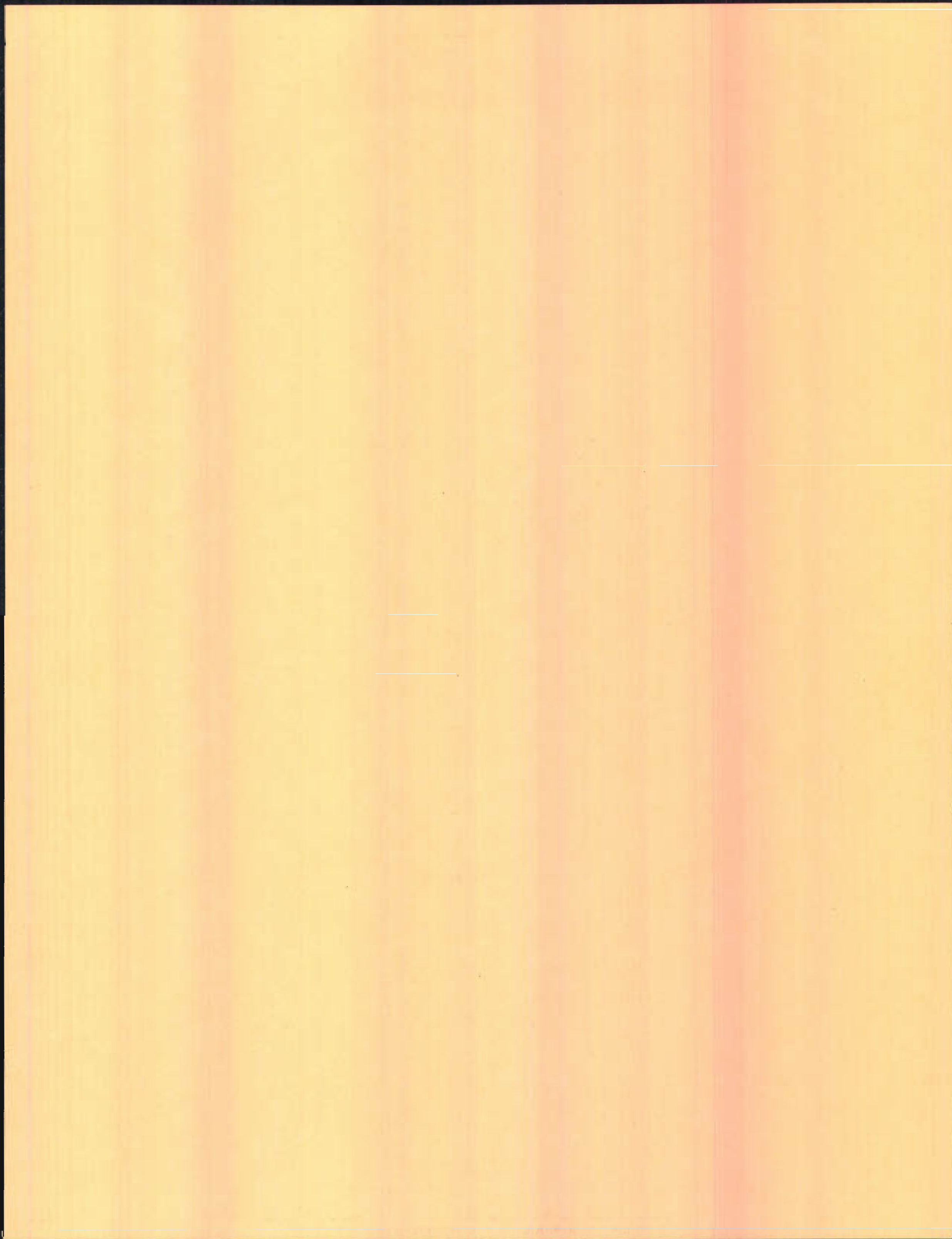
TOTAL ADJUSTED SQUARE FEET 4328

9-8-76 HB

REMARKS:



NO.	CD.	YR.	E/A	DPR	EXTRA FEATURES EF	ADJ. SQ. FT.
1	136	26			CB WALL	2550
2	87	79			COND 6004	600





FOLIO 02 3227 08 0600
 OWNER
 PERMIT NO. DATE
 AMOUNT TYPE
 ADDR 2702 ALTON RD
 LEGAL DESCRIPTION:

FOUNDATIONS	
EXTERIOR	31
STRUCTURAL FRAME	
ROOF TYPE	
ROOF MATERIAL	14
DECKING	
FLOOR FINISH	6
ELECTRICAL	5
PLUMBING	11
INTERIOR	30
MISCELLANEOUS	
TOTAL POINTS	97

PERMIT	DATE	AMOUNT	TYPE

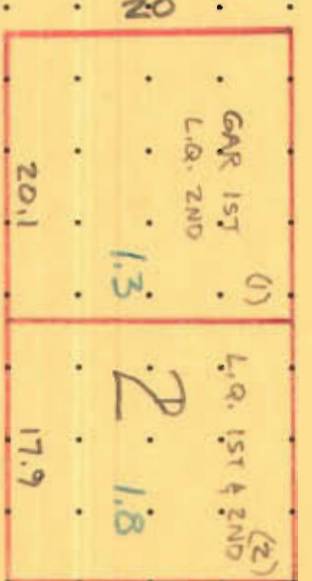
GRADE: + 12
 GRADE + POINTS 109
 FIELD CHECKED BY:
 DATE:

BEDROOMS	4	FLOORS	2	CARD Z. OF Z	2
BATHS	2	STORES		BUILDING NO.	2
LIVING UNITS	1	INC. FUNCT.		YEAR BUILT	26
1-B/R UNITS		CUR. FUNCT.		EFF. AGE	65
2-B/R UNITS		ECON. OBS.		RATE	1
3-B/R UNITS		PHYS. DEPR.		RATE KEY	1
STUDIO UNITS		% COMPLETE	100	LAND USE	02
ROOMS/OFFICE		SITE VALUE			8

NO.	DIMENSIONS	ADJ. SQ. FT.
1	20 X 20.1 X 1.3 X	528
2	20 X 17.9 X 1.8 X	644
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	
	X X X X	

TOTAL ADJUSTED SQUARE FEET 1167
 9-8-76 HB

REMARKS:



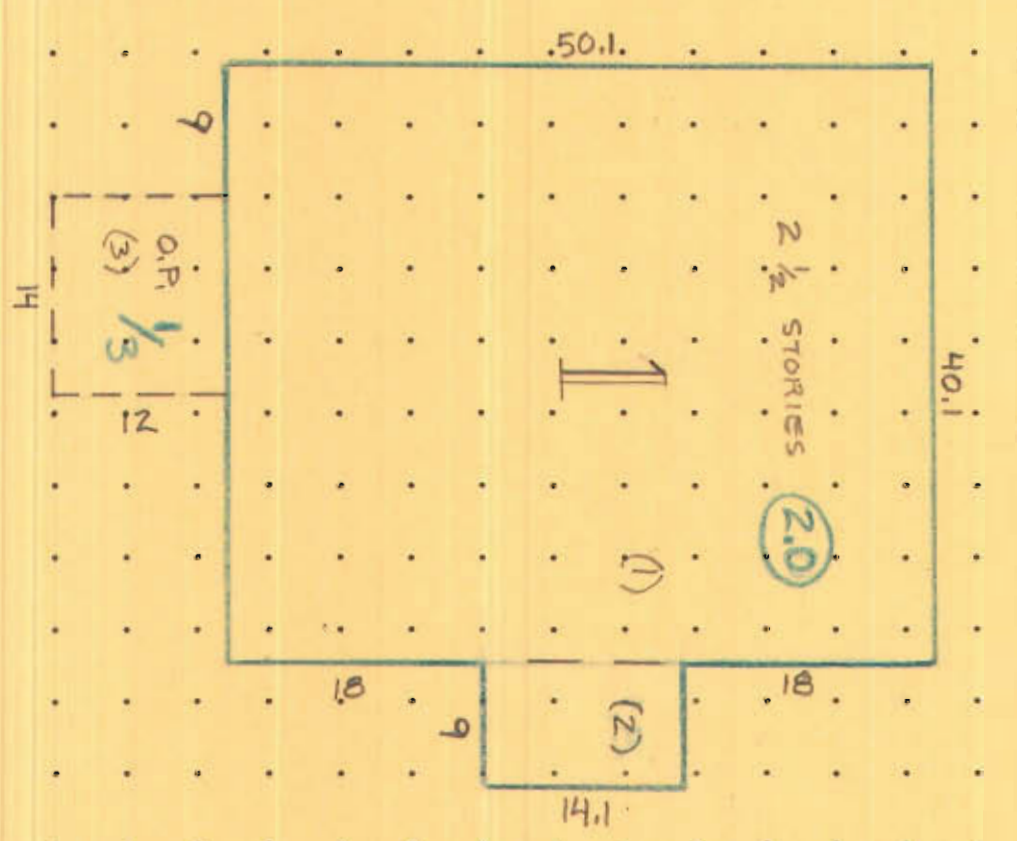
NO.	CD.	YR.	E/A	DPR	EXTRA FEATURES EF	DIMENSIONS	ADJ. SQ. FT.

FOLI0 02 3227 08 0600
 OWNER
 PERMIT NO. 2041 DATE 12-13-26
 AMOUNT 12000 TYPE RES 02
 ADDR 2702 ALTON RD.
 LEGAL DESCRIPTION:
 AMD PLAT OF SUNSET LAKE SUB P8 8-52
 LOTS 1 4 2 Blk 11
 LOT SIZE SITE VALUE

PERMIT	DATE	AMOUNT	TYPE
4306	3-13-31	2500	CB, WALL, ACF.
39981	11-5-52	390	ENCL POR.

BUILDING POINTS:	FOUNDAATION	EXTERIOR	STRUCTURAL FRAME	ROOF TYPE	ROOF MATERIAL	DECKING	FLOOR FINISH	ELECTRICAL	PLUMBING	INTERIOR	MISCELLANEOUS	TOTAL POINTS
		31			14	12	5	11	30			103

GRADE: + 48
 GRADE + POINTS 151
 FIELD CHECKED BY:
 DATE:



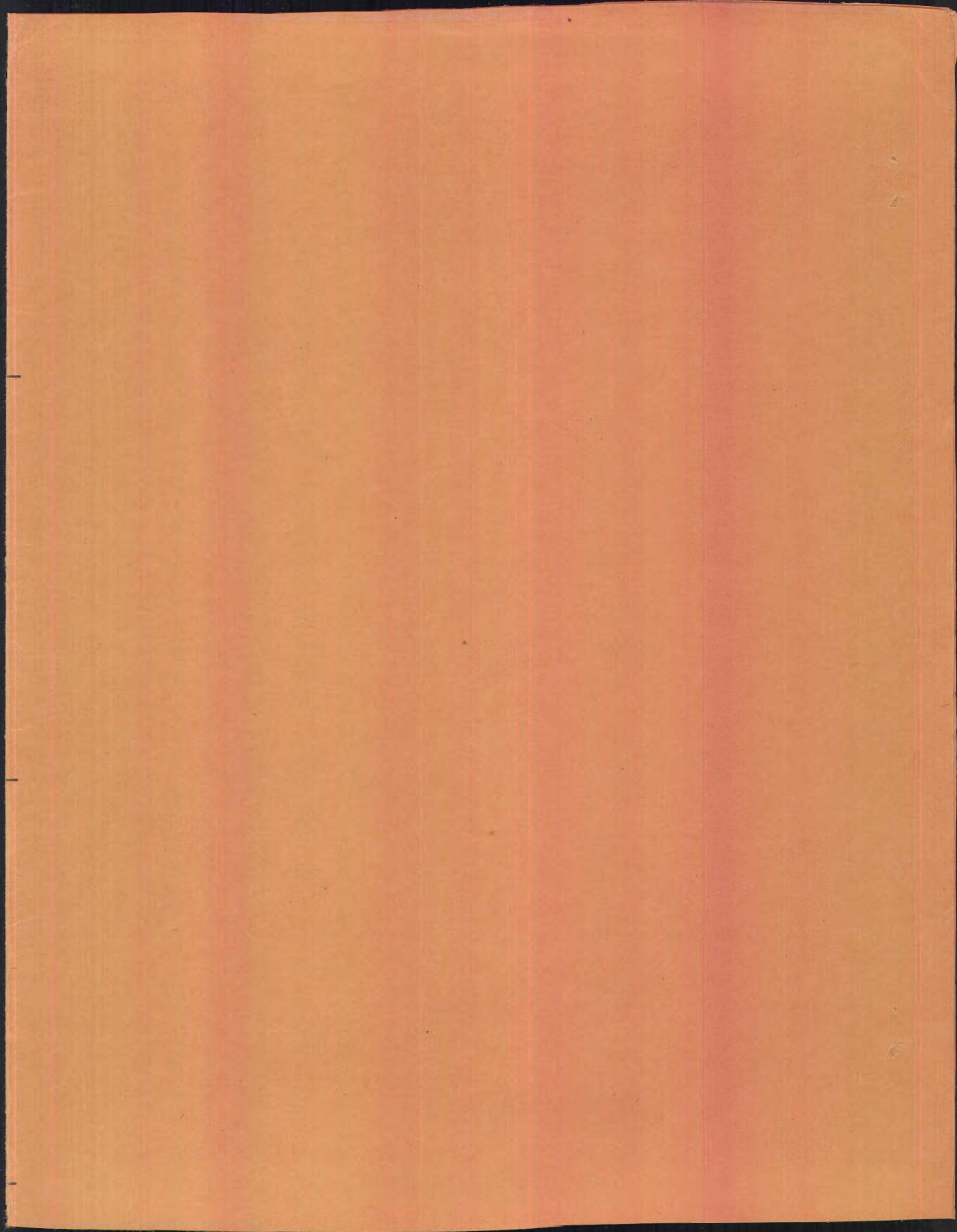
BEDROOMS	BATHS	LIVING UNITS	1-B/R UNITS	2-B/R UNITS	3-B/R UNITS	STUDIO UNITS	ROOMS/OFFICE	FLOORS	STORES	INC. FUNCT.	CUR. FUNCT.	ECON. OBS.	PHYS. DEPR.	% COMPLETE	CARD 1 OF 2	BUILDING NO.	YEAR BUILT	EFF. AGE	RATE	RATE KEY	LAND USE
2	0	1						2.5						100	2	1	26	65	1	1	02

NO.	DIMENSIONS	ADJ. SQ. FT.
1	40.1 X 50.1 X 2 X X	4018
2	9 X 14.1 X 2 X X	254
3	12 X 14 X .333 X X	56
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	
	X X X X X X X X	

TOTAL ADJUSTED SQUARE FEET 9-8-76 4328

REMARKS:
 EXTRA FEATURES EF
 DIMENSIONS
 2550
 6004
 600

NO.	CD.	YR.	E/A	DPR	ADJ. SQ. FT.
1	136	26			2550
2	87	79			600



METROPOLITAN DADE COUNTY TAX ASSESSMENT DEPARTMENT

PERMIT ADDITIONS

PERMIT ADDITIONS

SITUS

FOLIO 02-3227-008-0600 DIST 01
 ADDRESS 2702 ALTON RD
 PERMIT NO. 02BM960100
 MECH C
 DUPLEX
 VALUE \$7,800 ALTER INTERIOR
 TYPE 004 CENT A/C COMM
 LEGAL: ISSUE 01/96 ACT 01/29/96
 AMD PLAT OF SUNSET LAKE SUB
 LOTS 1 & 2
 PB 8-52
 BLK 11

FOLIO 02-3227-08-0600 0 DIST 01
 2702 ALTON RD I
 PERMIT NO. 00-015273 SEQ-1
 TYPE 087 CON/PATIO
 LEGAL: ISSUE-06/79 ACT-08/07/79
 AMD PLAT OF SUNSET LAKE SUB
 LOTS 1 & 2
 PB 8-52
 BLK 11

02-3227-08-0600
 2702 ALTON RD
 AMD PLAT OF SUNSET LAKE SUB
 LOTS 1 & 2
 LOT SIZE SITE VALUE
 LAND USE 02 = TWO FAMILY

NOTES

NOTES

NOTES

CODE-96, PHY, 5/22/96, J. REEVES
 6-5-96 - phys paper
 Sent 6-5-96
 CK-98
 PHY, 2/19/97, J. REEVES
 CK-C (E.O.Y) 10/9/97
 NC 98
 3-11-98

TX 3 100% 80 10-10-79
 TBC
 Code 80 XF
 worked 2-20-80
 CK-97, PHY, 5/22/96, J. REEVES

REGRAVON
 n/c
 9-8-76 HB

NOTES

NOTES

NOTES

DIM. O.K.
509.01-14

2550' CBS wall @ 504' <010>

TAKE OFF
NUMBER

BALANCE BROUGHT FORWARD

BUILDING TAKE OFFS	SQUARE FEET	RATE	AMOUNT	DEP.	TOTAL

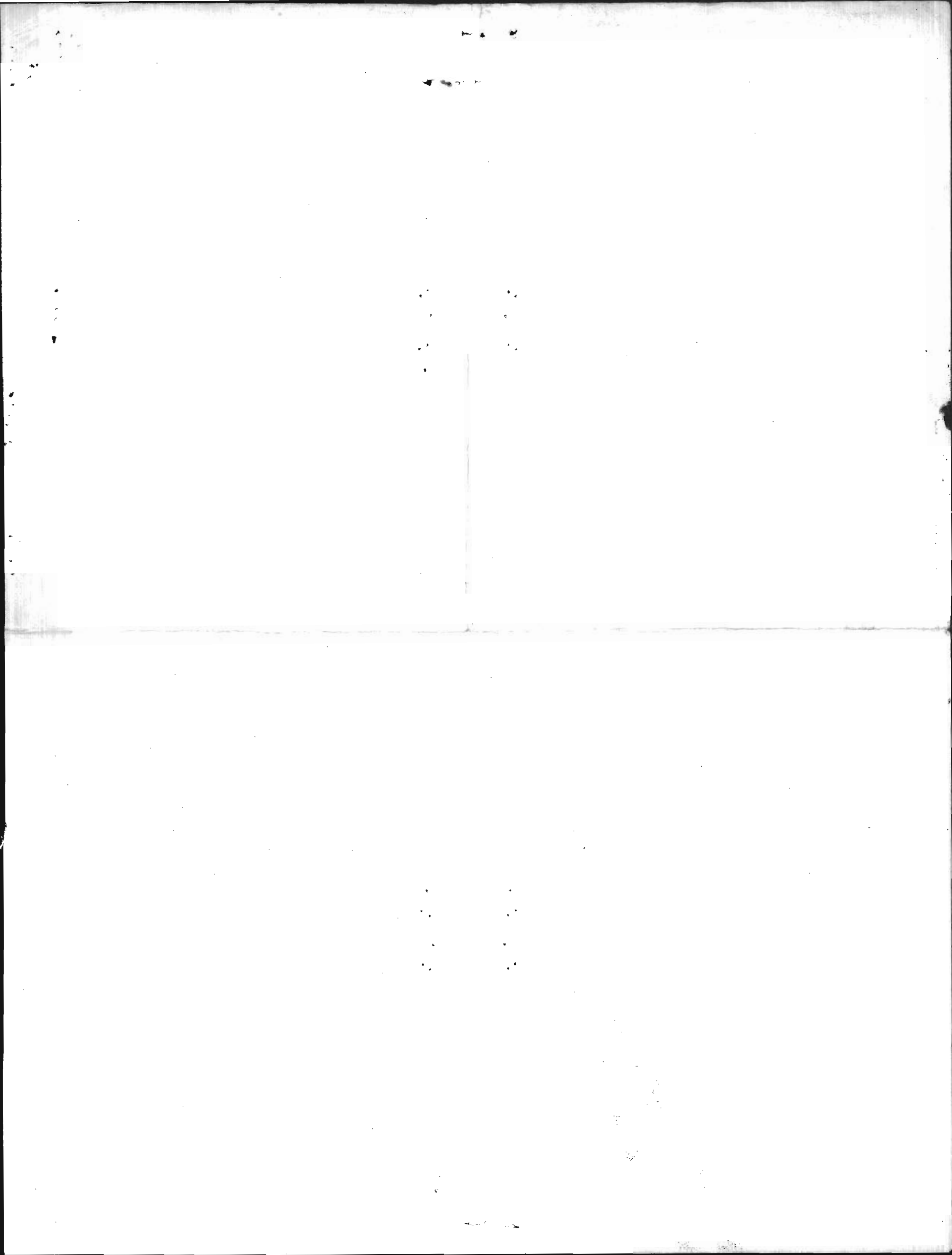
CALCULATED BY *Greg Costanzo* DATE: 5 | 8 | 72 TOTAL

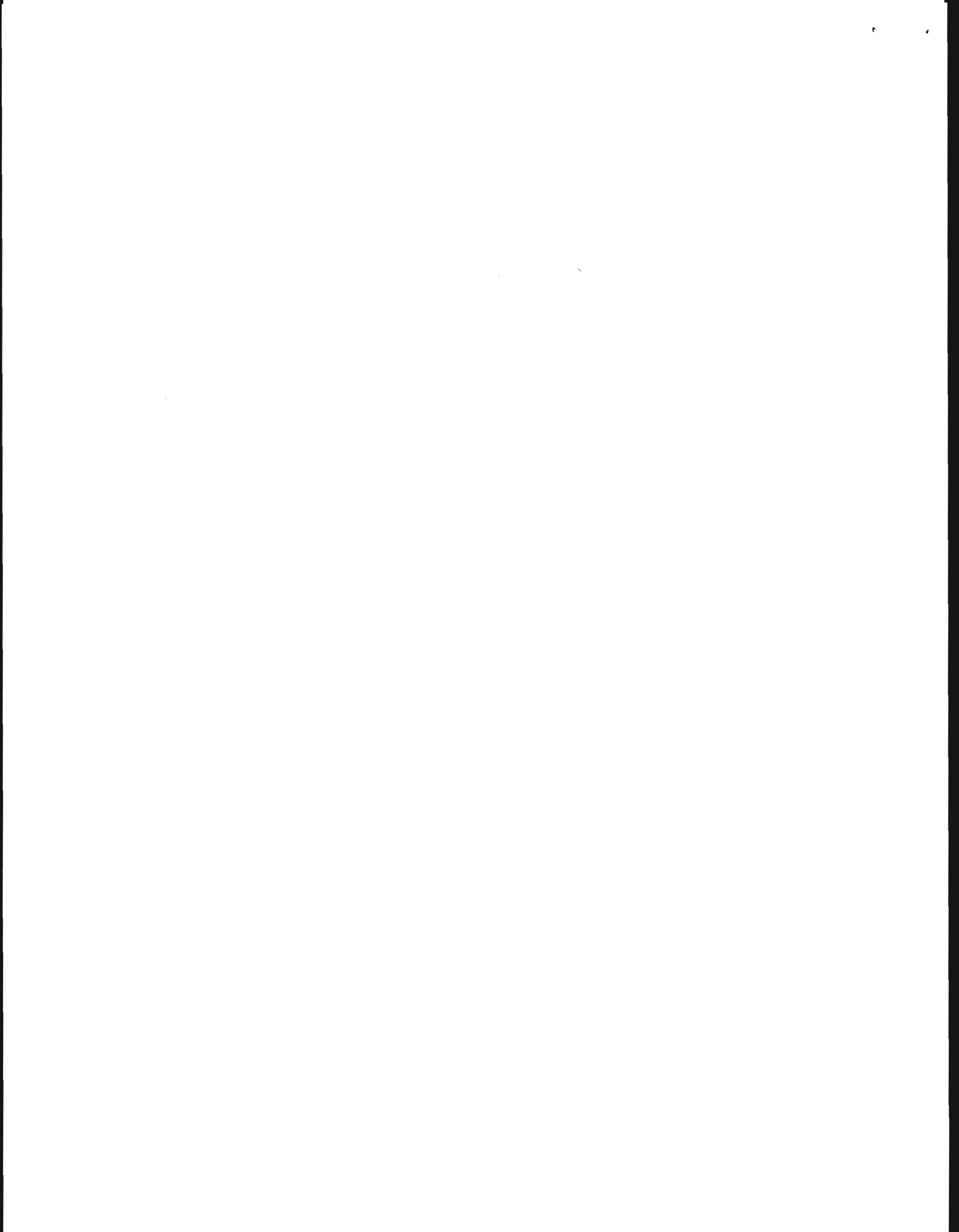
REVIEWED BY *Bob Allen* DATE: 5 | 8 | 72

APPROVED BY _____ DATE: _____

ADDITIONAL PERMITS

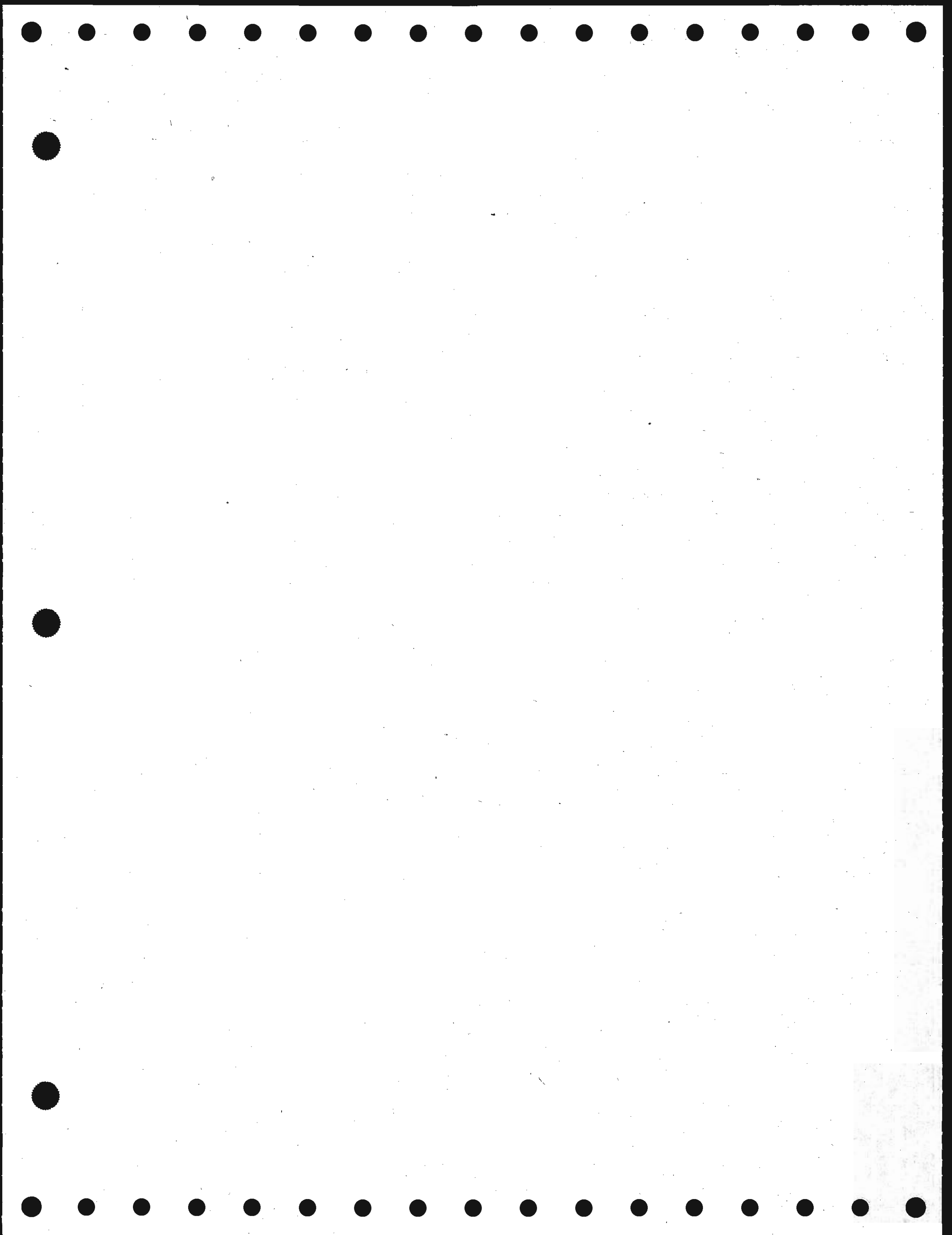
DATE	AMOUNT	NUMBER	TYPE

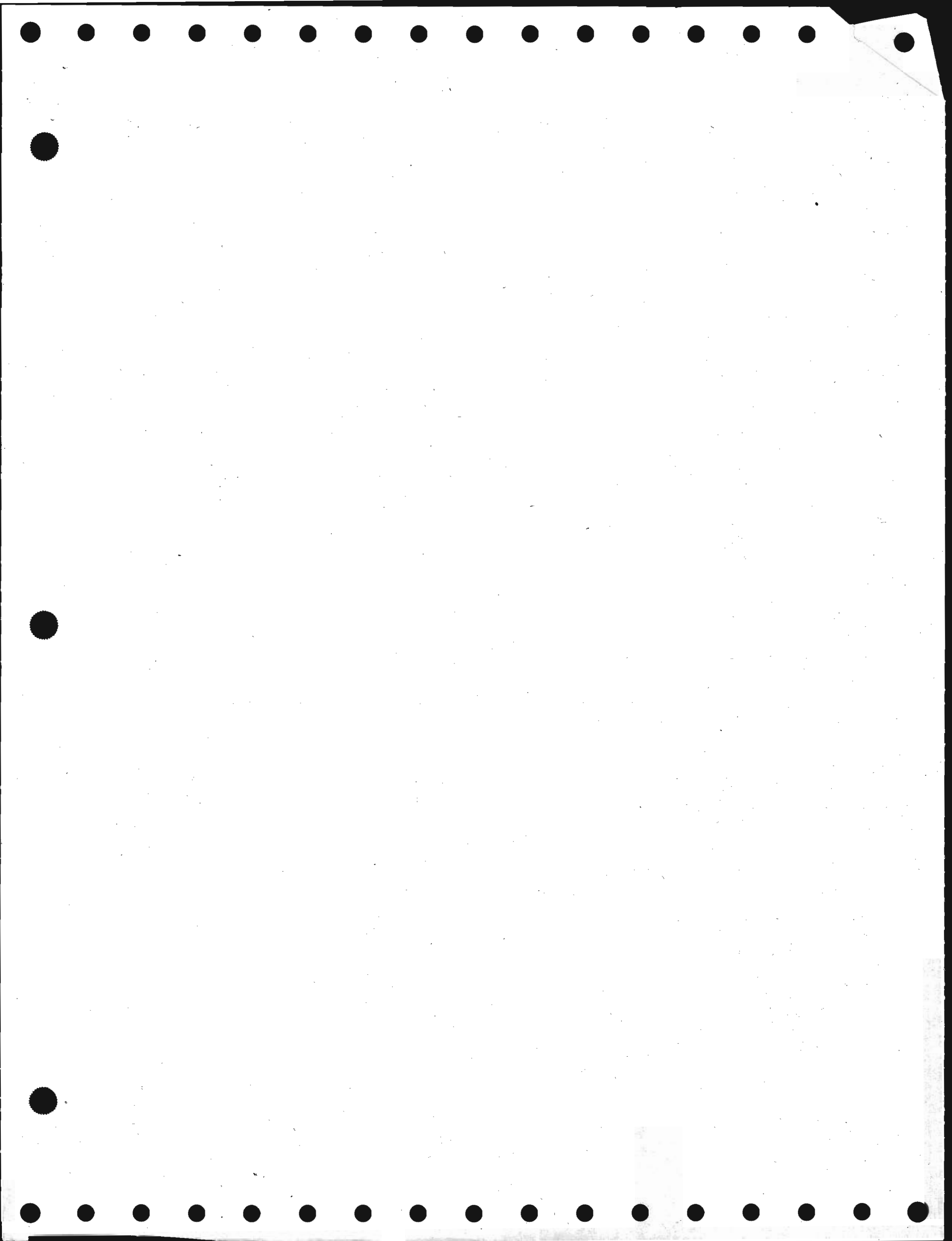












02-
FOLIO NUMBER 3227-08-060

PROPERTY ADDRESS 2702 N. Alton Rd.

CARD NO. OF

TAKE OFF NUMBER
1926

	BUILDING TAKE OFFS	SQUARE FEET	RATE	AMOUNT	DEP.	TOTAL
A	$(50.1 \times 40.1 + (14.1 \times 9)) \times 2$	4272				
	$(12 \times 14) \times 1/3$	56				
	RKI	<u>4328</u>	12.08	52282		
B	$(20.1 \times 20) \times 1.3$	523				
	$(17.9 \times 20) \times 1.8$	644				
	RKI	<u>1167</u>	872	10176		
	CBS Wall	2550	50¢	1275		
	F-I			63733	40%	25493
	Per Fieldman (Lorie) <u>10%</u> F.O.					90%
	1972 TAB 696 Accepts this figure					22944
				<u>28,680</u>		
				TOTAL		22944
				SUB TOTAL		

9.01-192

TAX ASSESSOR'S OFFICE

FOLIO NUMBER 3227-08-060

PROPERTY ADDRESS 2702 N. Alton Rd

CARD NO. OF

TAKE OFF NUMBER 1426

TAKE OFF NUMBER	BUILDING TAKE OFFS	SQUARE FEET	RATE	AMOUNT	DEP.	TOTAL
1	(50.1 ²⁰⁰⁴ x 40.1 ¹²⁹ + 14.1 x 9) x 2.0	4272				
2	12 x 14 x 1/3	56				
		4328	13.04	56437	40	22575
B 1	20.1 x 20 x 1.3	523				
2	17.9 x 20 x 1.8	644				
		1167	8.72	10176	40	4070
	CBS wall 2550 ft	2550	.50	1275	40	510

33944

TOTAL 27155
SUB TOTAL

TAKE OFF NUMBER

TAKE OFF NUMBER	BUILDING TAKE OFFS	SQUARE FEET	RATE	AMOUNT	DEP.	TOTAL
1926 A	1 (50.1 X 40.1) 2	4018				
	2 (14.1 X 9) 2	254				
	3 (12 X 14) 1/3	56				
		4328	13 ⁰⁴	56437		
B	1 (20.1 X 20) 1.3	523				
	2 (17.9 X 20) 1.8	644				
		1167	8 ²²	10176		
				66613	40%	26645
	3 21 N6V A ¹¹	2550	50	1275	40	510
C/E	Currently assessed as 1 story					

1-192

33307

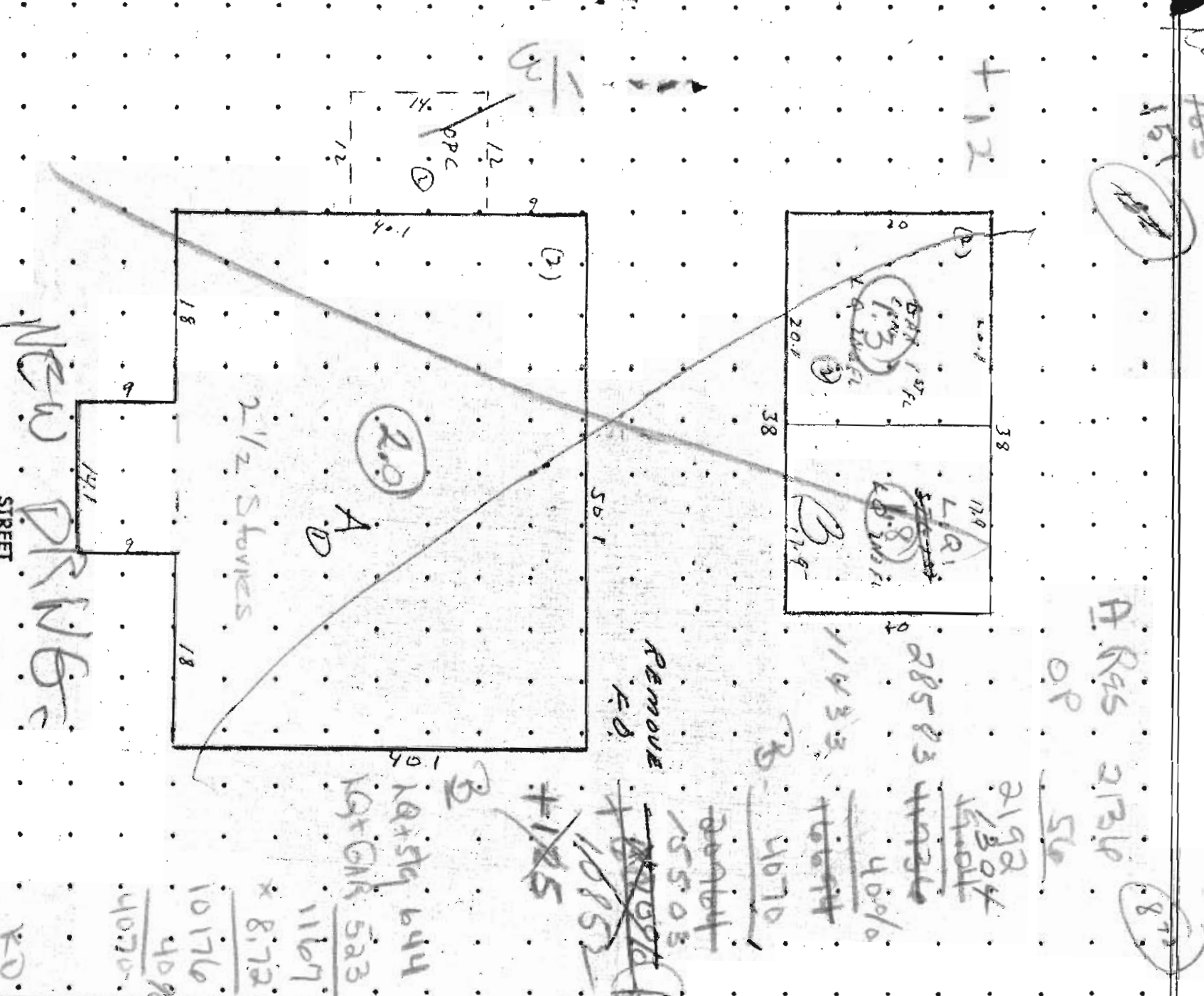
33944
TAX ASSESSOR'S OFFICE
Ray Marshall
5-17-71

TOTAL	27155
SUB TOTAL	

ADDRESS: 2227 08 060
 DESCRIPTION: 27-345342 14 2
 AND PLAT OF SUNSET LAKE SUB
 PB 8-52
 BLK 11
 3227 08 060

METROPOLITAN
 DADE COUNTY

FOLIO: 3227 08 060
 MUNICIPALITY: 2
 TAX DISTRICT: 14
 CLASS: 01
 GRADE: 1922
 YEAR BUILT: 1922
 SUB-CLASS: 12
 NO. OF CARDS: 1 OF 1



ROOM COUNT	A	B	BUILDING DATA	A	B
LIVING ROOM	1		HEIGHT IN FEET		
DINING ROOM	1		ELEVATOR		
KITCHEN	1		APARTMENTS		
BEDROOMS	6	4	OFFICES		
BATH	6	2	HOTEL ROOMS		
TOTAL	15	6	STORES		
			FLOORS		

TYPE	A	B	ROOF TYPE	A	B	FLOORS	A	B	PLUMBING	A	B	NO.	OF
RESIDENCE, 1 STORY			FLAT			WOOD JOIST			SINKS			1	1
RESIDENCE, 2 STORY			HIP			CONCRETE JOIST			LAVATORIES			1	2
DUPLEX			GABLE			SUB FLOOR			TOILETS			6	2
MOTEL			TRUSS			SOFT WOOD			TUB				
HOTEL			JOIST			HARD WOOD			SHOWERS				
WAREHOUSE			SHED			CONCRETE			TUB & SHOWER				
STORE						TERRAZZO			URINAL				
OFFICE						COMPOSITION			SOLAR HEATER				
GAS STATION			ROOF MATERIAL			TILE - MARBLE			WATER HEATER				
GARAGE 1.0 2.12x27			ASBESTOS SHINGLE										
GARAGE APT.			SLATE SHINGLE										
STORE-APT.			WOOD SHINGLE										
FACTORY			METAL			INTERIOR			SWIM POOL				
THEATER			CEMENT TILE			UNFINISHED			ENCLOSED				
			CLAY TILE			PLASTER FURRED			OPEN				
			ROLLED SLATE			PLASTER NOT FURRED							
FOUNDATION	A	B	BUILT-UP			WALLBOARD			LIGHTING			A	B
CONCRETE			GRAVEL			WOOD CEILING			ELECTRIC				
CONCRETE BLOCK			CONCRETE			PLYWOOD			NONE				
PIERS			GYPSUM			PANELING			OLD STYLE				
PILES						ACOUSTIC			MODERN				
WOOD POSTS			INSULATION			AIR CONDITIONING			PORCHES			A	B
EXTERIOR	A	B	ROOF			DUCTS			OPEN				
C.B. PLAIN			WALLS			TONS			CONCRETE				
C.B. STUCCO			WINDOWS			UNITS			TILE				
BRICK			AWNING			HEATING			WOOD				
HOLLOW TILE			WOOD			FLOOR FURNACE			SEMI-ENCLOSED				
REINF. CONC.			JALOUSIED GLASS			WALL HEATER			SCREEN				
FRAME STUCCO			JALOUSIED METAL			FIREPLACE			JALOUSIED GLASS				
BOARD & BATTEN			STEEL			NONE			JALOUSIED METAL				
ASBESTOS-SIDING			ALUMINUM PLATE			PUMPING			ALUMINUM				
CORR. METAL						OLD STYLE			CARPOT				
						MODERN			STORAGE				
						NONE							

BUILDING COMPUTATIONS						
SIZES	HT.	CUBIC FT.	RATE	COST	% Con.	AMOUNT
14.11 x 9	12.7	1671				
50.1 x 40.1	20.9	2009				
	2136 (2)	2144	45.946			
2 12 x 14	16.8	111	310	531		
2 12.9 x 20	35.8	118	1320	4905		
2 20.1 x 30	49.0	113	1320	5507		
				56927		

REMARKS:

PROPERTY APPRAISER'S OFFICE
NARRATIVE HISTORY CARD

FOLIO NUMBER 02-3227-008-0600

DATE	COMMENTS
3-11-98	NC 98
	- Outdated windows on bldg.
	- Roof eaves show water damage
	- Doors on bldg #1 & #2 are rotting
	- Garage doors are substantially
	damaged
	- Porch needs repairs to walls &
	floor
	- C.B.S. Wall and its gates need
	repair all along the bldg
	perimeter
	- Finish on gables in rotting
	- Maintain physical depreciation
	adjustment
	- Pi

PROPERTY APPRAISER'S OFFICE

NARRATIVE HISTORY CARD

FOLIO NUMBER 02-3227-003-0600

DATE	COMMENTS
10/9/97	CK-L (E.O.Y) Bldgs had
	some repairs done to
	roof. Extension of Bldg.
	has no recent repairs.
	OWNER NOT AT HOME, unable
	to determine exterior condition.
	(Retain phy. ADJS.)
	DC

PROPERTY APPRAISER'S OFFICE
NARRATIVE HISTORY CARD

FOLIO NUMBER. 02-3227-008-0600

DATE	COMMENTS
2/19/97	<u>CK-98</u>
	- NO ONE AT HOME . LEFT P.A. LETTER
	UNABLE TO DETERMINE CONDITION OF BLDG
	- CK-98 - PHY BLDG CONDITION. J. REEVES

PROPERTY APPRAISER'S OFFICE
 NARRATIVE HISTORY CARD

FOLIO NUMBER 02-3227-008-0600

DATE	COMMENTS
5/22/96	CODE-96 - PHY
	- Apply 25% phy adj. to bldg #1 & #2.
	This folio is CLUC-02, 2 living units
	Property was bought in AS IS condition.
	Bldg's needed substantial amount of repair
	Repair work is ongoing and is at N/S/LC. (PER BUYER)
	Bldg value was reduced at VAB hearing
	because of physical conditions to the
	bldg's. See attached.
	Recommendation
	- Apply 45% physical adj. to bldg #1 & #2
	- CK-97 phy adj.
	J. Leona
	[Signature]

FOLIO# 02-3227-008-0600-V
 AGENDA# 18148
 NAME VICTOR MARRA
 ADDR 2702 ALTON ROAD
 MIAMI BEACH FLA 33140
 HEARING DATE 02/12/96 TIME 2:30
 TYPE PROPERTY ZONING

SPECIAL MASTER'S FINDINGS OF FACT
 CONCLUSIONS OF LAW AND
 RECOMMENDATIONS TO THE
 VALUE ADJUSTMENT BOARD

sequence # 40

V-A-L-U-A-T-I-O-N I-S-S-U-E-S

PROPERTY ADDRESS 2702 ALTON RD
 OWNER: LUCILE B, DAVID B SACHER &

ZIP 33140-4259

TAX YEAR 1995	REAL PROPERTY (INSERT TOTAL IN COLUMN 5)		TANGIBLE PERSONAL PROPERTY (INSERT TOTAL IN COLUMN 5)		REAL PERSONAL
	Col 1 LAND	Col 2 IMPROVEMENTS	Col 3 FF & E	Col 4 SUPPLIES	Col 5 TOTAL
Prop. Appraiser's Preliminary "Market Value(s)"	\$ 199639	\$ 218558	CALC \$ SITE \$	\$	\$ 418197
Prop. Appr.'s Preliminary "Assessed Value(s)"	NOTE: IN ORDER FOR THE PETITIONER TO RECEIVE TAX RELIEF AND A REFUND OF THE FILING FEE PREVIOUSLY PAID, THE SPECIAL MASTER'S RECOMMENDED "MARKET VALUE(S)" MUST BE LESS THAN THE P.A.'S "ASSESSED VALUE(S)".				\$ 417491
P.A.'s Staff Recommended "Market Value(s)" to VAB	\$	\$	CALC \$ SITE \$	\$	\$

FINDINGS OF FACT

1. Appearance: Taxpayer [] Agent [] No Show [] Accepted PA Rec. [] Withdrew

2. Property Appraiser's "Market Value(s)" based on:

Cost Approach [] Sales Comparison Approach [] Income Approach

3. Taxpayer has petitioned the Valuation of:

Total Property Improvements only [] Land only [] Tangible Personal Property

4. The following evidence in addition to assessment was offered: (circle one: T=Taxpayer P=P.A. B=Both)

- T-P-B None Offered.
- T-P-B Property Record Card
- T-P-B Sale of Subject Prop.
- T-P-B Closing Statement, Etc.
- T-P-B Comparable Sales.
- T-P-B Income Analysis
- T-P-B Financial State/Tax Returns
- T-P-B Property Inspection Rpt.
- T-P-B Repair/Construction Costs
- T-P-B Testimony (identify and describe): *Closing Statement and testimony as to condition.*
- T-P-B Appraisal Report
- T-P-B Rent Roll
- T-P-B Maps
- T-P-B Photographs

5. Basic and Underlying Facts: (circle "A" and "B", if applicable)

A. Yes [] No Taxpayer presented evidence which excluded every reasonable hypothesis of a legal assessment, resulting in a reduction in the Property Appraiser's Preliminary "Market Value(s)" and related "Assessed Value(s)". If "Yes", then Tax relief will be granted in accordance with the Special Master's Recommendation(s) set forth below.

B. (If No) [] All Properties Including Homestead Property. Property Appraiser's Preliminary "Market Value(s)" and related "Assessed Value(s)" are correct as insufficient evidence to the contrary was offered by Taxpayer. No tax relief granted.

OR

[] Homestead Property Only. Property Appraiser's Preliminary "Market Value(s)" is incorrect as sufficient evidence to the contrary was offered by Taxpayer. However, reduction in "Market Value(s)" does not result in tax relief because the Special Master's Recommended "Market Value(s)" below is greater than the related "Assessed Value(s)". No tax relief granted.

Special Master's Recommended Change(s), if any, based on: [] Comparable Sales Physical Condition [] Income Cost

CONCLUSIONS OF LAW

(Explain) *Reduced to just value as per recent purchase of subject. Property in fair condition as per taxpayer.*

6. Ultimate Findings:

The Property Appraiser's "Assessed Value(s)"... [] DOES... [] DOES NOT... exceed "Market Value(s)". It is recommended that the "Market Value(s)" of the subject property be adopted as set forth below and any tax relief determined accordingly.

SPECIAL MASTER'S RECOMMENDED "MARKET VALUE(S)"	Col 1 LAND	Col 2 IMPROVEMENTS	Col 3 FF & E	Col 4 SUPPLIES	Col 5 TOTAL
		\$ 199639	\$ 115361	CALC \$ SITE \$	\$

2-12-96
 DATE COMPLETED BY S.M.

LEONARDO DELGADO

CIR/CT/VAB 6

Leonardo Delgado
 SPECIAL MASTER'S SIGNATURE

FOLIO 02 3227 008 0600 PROP ADDR 2702 ALTON RD BUILDING MIA
 DATE PRINTED: 6/05/96
 LEGAL: AMD PLAT OF SUNSET LAKE SUB PB 8-52
 BASE PERMIT REALTY CGG
 0 00 00 00000 TYPE MISC
 DT 06/05/96
 NO. 0000157

A/C: Y BLDG 01 RATE 01
 DESC RES.
 DIMENSIONS: I 432.8000X 10.0000X .0000X .0000X .0000
 TOTAL 4,328

LOTS 1 & 2
 LOT SIZE SITE VALUE
 OR 16933-2921 0995 1 BLK 11

DATA:
 CONST CD 1
 RATE CD C BED RMS 6 RM/OFF 0 FLOOR FINISH 9
 ADJ CD 1 BATHS 6 1BR APT 0 ELECTRICAL 5
 YR BLT 1926 1/2 BATHS 0 2BR APT 0 PLUMBING 11
 EFF AGE 1965 LIV UNIT 1 3BR APT 0 INTERIOR 30
 FLOORS 1 XF CODE 2 EFF APT 0 MISCELLANEOUS
 CLUC 2 ZONING 100 STORES
 SLUC 800
 TOT PTS & GRADE 100
 INSP DATE 05/1996

BASE RATE 40.75 TOTAL PTS & GRADE 100 TOTAL RATE 48.25 BATH ADJ +0 REPLACEMENT COST 208,826
 % COMP 100 FUN ADJ 10 ECO ADJ 0 PHY ADJ 45 %GD 43 ADJUST 118,822 TOTAL ADJUSTMENT VALUE 90,004
 TOTAL ADJUST VALUE 90,004 NO. OF ITEMS 1.00 TOTAL VALUE ALL ITEMS 90,004

TOTAL ADJUSTED SQUARE FEET 4,328

LN	PRC	EXTRA	FEATURE	PRICE	NUMBER	D	YR	EF	NO	FN	EC	PH	%	TOTAL\$	LINE	N/C	N/C	GROUPING
				PER UNIT	OF UNITS	C	BL	AG	ITEMS	AD	AD	AD	GD	ADJUST	VALUE	NEM	ADD	/ERROR
1	136		MALL CBS	1.50	2,550.00	2	1926		1.00	10			59	1,587	2,238	0	0	0
2	87		CON/PATIO	2.50	600.00	1	1979		1.00				94	90	1,410	0	0	0

TOTAL ADJUSTED VALUE EXTRA FEATURE 3,648
 TOTAL ADJUSTED VALUE THIS BUILDING(S) 93,652

FOLIO 02 3227 008 0600 PROP ADDR 2702 ALTON RD
 DATE PRINTED: 6/05/96 BUILDING MIA
 LEGAL: BASE PERMIT REALTY CGG
 AMD PLAT OF SUNSET LAKE SUB 0 00 00 00000 TYPE MISC
 PB 8-52 DT 06/05/96
 BLK 11 NO. 0000157
 OR 16933-2921 0995 1

A/C: Y BLDG 02 RATE 01
 DESC RES. .0000X .0000X .0000
 DIMENSIONS: 1 116.7000X 10.0000X .0000X .0000

TOTAL 1,167

LOTS 1 & 2
 LOT SIZE SITE VALUE
 OR 16933-2921 0995 1

SPECIFICATION POINTS
 GRADE 1
 FOUNDATION
 EXTERIOR 31
 STRUCTURAL FRAME 8
 ROOF TYPE
 ROOF MATERIAL 6
 DECKING
 FLOOR FINISH 9
 ELECTRICAL 5
 PLUMBING 11
 INTERIOR 30
 MISCELLANEOUS
 TOT PTS & GRADE 100
 INSP DATE 05/1996

DATA:
 CONST CD 1
 RATE CD D BED RMS 4
 ADJ CD 1 BATHS 2
 YR BLT 1926 1/2 BATHS 0
 EFF AGE 1965 LIV UNIT 1
 FLOORS 1 XF CODE 2
 CLUC 2 ZONING 100
 SLUC 800 STORES 2

BASE RATE 62.75 TOTAL PTS & GRADE 100 TOTAL RATE 56.25 BATH ADJ +0 REPLACEMENT COST 65,644
 ECO ADJ 0 PHY ADJ 45 %GD 43 ADJUST 37,351 TOTAL ADJUSTMENT VALUE 28,293
 TOTAL ADJUST VALUE 28,293 NO. OF ITEMS 1.00 TOTAL VALUE ALL ITEMS 28,293

TOTAL ADJUSTED VALUE THIS BUILDING(S) 28,293
 TOTAL ADJUSTED VALUE FOR ALL BUILDINGS 121,945
 TOTAL ADJUSTED SQFT FOR ALL BUILDINGS 5,495

TOTAL 1,167



7/24/73

02-3227-08-08

Johnson by Caproni

B 3 3 1 4 0 1

7/24/23

02-3227-08-06

Johanson & Gunnar

B 3 3 1 4 0 1

2

DEC 6 - 1971

R. P. LOYK

02-3227-08-060

7/17/72

Love

2-347-08-060

10

DEC 6 - 1971

R. P. LOVIE

2-3227-08' 060

9

DEC 6 - 1971

R. P. LOVE

3227-08-060 *or*

7

DEC 6 - 1971

R. P. LOYIE

2 3227-08-060

8

DEC 6 - 1971

R. P. LOVIE

02. 3277-08-060













