



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Vincent A. Smith House

Address: 264 Ontario Avenue

Date of Construction: c. 1890

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-502

Current Owner: David E. and Patricia J. Constable (H/W jt.)

Legal Description (include acreage): LOTS 14 & 15 BLK 60 PARK CITY SURVEYSWD-198 NWD-399 VWP-514
 XWD-109 5AMI124 M141-678,682 885-813 1034-205 1462-55; 0.09 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: T/L cottage / vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding, painted a pale yellow, with white corner boards. A rear shed extension is clad in sheet siding. The front porch is an L tucked into the L plan of the house with a dropped hip roof and square porch posts.

Foundation: The full foundation is not visible in the 2006 photographs, but the porch appears to have been upgraded from the typical wooden sills to cinderblock. The extent to which the foundation has been upgraded is not clear.

Roof: The roof is a cross-wing form sheathed with asphalt shingles and is penetrated by several vents. A brick chimney projects through the eave on the south side of the gable bay. Also, the rear extension has a shed roof form.

Windows/Doors: Windows include single and paired double-hung sash units and single square casement units. The windows appear to be original and have simple trim casing. The paired double-hung windows on the gable end have a pediment header. The door is a panel-and-frame wooden door.

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 264 Ontario Ave was described in a 1984 National Register nomination form:

“This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross -wing was added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house . The hall and parlor house, the older folk type, was effectively changed to resemble the popular T/L cottage. The arrangement of openings on the original hall and parlor section has been altered, but it originally had a door centered or slightly off-center between two windows, as was typical of Park City's hall and parlor houses. The door was enclosed, the north window was made into a door, and the south window was expanded from a long narrow double rung sash window to a large horizontal multi-pane window. Although the openings were changed, the house is still easily identifiable as a T/L cottage by addition because the proportions of the stem-wing are more comparable with a hall and parlor house than with an original T/L cottage. The cross-wing was built of the same type of drop siding as the rest of the house. A pair of double hung sash window stopped by a pedimental window head is centered in the gable end of that section. A porch spans the length of the stem-wing and turns at the intersection of the stem-wing and cross-wing. There is a shed extension across the back of the house. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house was built of single wall construction, having exterior walls 2-3 inches thick, and interior partitions one inch thick. The house does not maintain its original integrity as a hall and parlor house, but judging from the style of the cross-wing, it was altered early within the historic period, probably prior to 1900. It therefore documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing, and maintains its integrity as a T/L cottage by addition.”

The house remains largely unchanged from the time of the 1984 nomination. The site is informally landscaped, with rough stone steps leading from the street to the porch. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was described in the 1984 National Register nomination form as follows:

“Built c. 1890, the Vincent A. Smith House at 264 Ontario is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three

popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T /L cottage resulted from the addition of a cross-wing to an existing ha 11 and parlor house, and is significant because it documents the most common and acceptable major method of expanding a small mining town cottage.

Judging from its appearance, this house was probably built in the early 1890s. The exact date of its construction and the name of its original owner are not known. The first record of ownership of this property was in 1900, when Vincent A. Smith granted at least a portion of this property, which probably included this house, to Felix Trainor. It is not known how long

Smith owned this property, whether or not he built this house, and, if so, whether or not he ever lived here.

Felix Trainor, who had gotten married in 1899, was probably buying his first house when he purchased this property in 1900. He was born in 1873 and immigrated to Utah from his native Iceland in 1890. He worked as a miner in Park City.

At an undetermined date the property was sold to Simon Hillstrom. Uncertainty over the ownership of the property led to the issuance of a warranty deed in 1916 to Simon Hillstrom by the Park City Townsite Corporation as part of their effort to clear up the "extensive property muddle" which had persisted in Park City for over forty years. The property muddle came about because many early settlers opposed the townsite proposal, and refused to follow legal procedures for owning property. Simon Hillstrom, a native of Finland (b. 1843) who immigrated to the U.S. in 1380, was a "stationary engineer" with one of the mining companies in the Park City area. He and his Finnish wife, Katrina, whom he had married in 1890, had at least four children."

Simon Hillstrom appears on the 1920 census, where he is listed as living at 262 Ontario Ave, a neighboring house. It appears that he lived there while renting out this house, as it was occupied by a Loretta Johns at that time. The title history shows that Simon Hillstrom sold the house in 1924 to Roland Flynn. He owned the house for slightly longer than a year, and does not appear on any census information for Park City, indicating that he may not have lived there, or did for a short time. The next owner of the house was Marie Savage, who purchased it in 1925.

Maria Savage appears on the 1930 census for Park City, living in this house with her daughter Margaret, and also several lodgers. The census states that she was unemployed, but it is likely that she provided for her family by acting as a landlord based on the given information. The 1940 census shows that the house was owned and occupied by Samuel Bethers in that year, but that name does not appear anywhere in the title history; the cause of this discrepancy is unknown. According to the title history, Maria owned the house until 1940, when she sold it to Emma Burke. The house is currently owned by David and Patricia Constable.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City:

Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

264 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940











264 Ontario Avenue. Southwest oblique. November 2013.



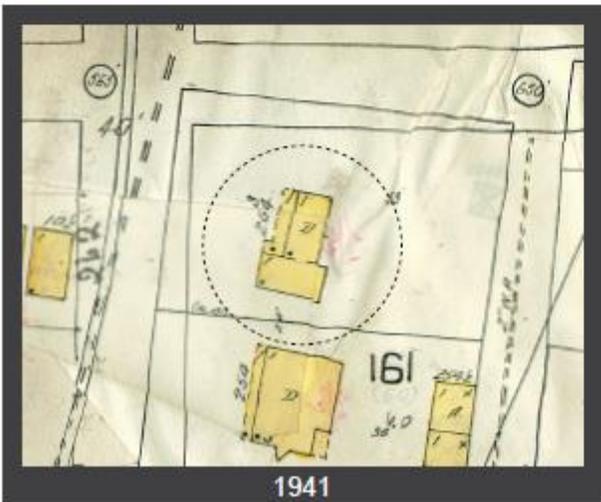
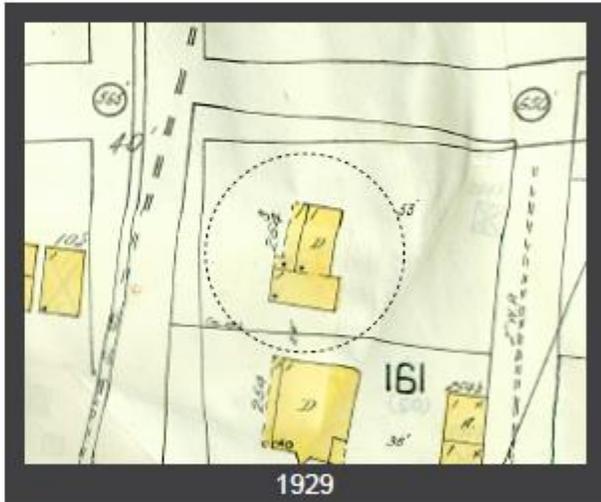
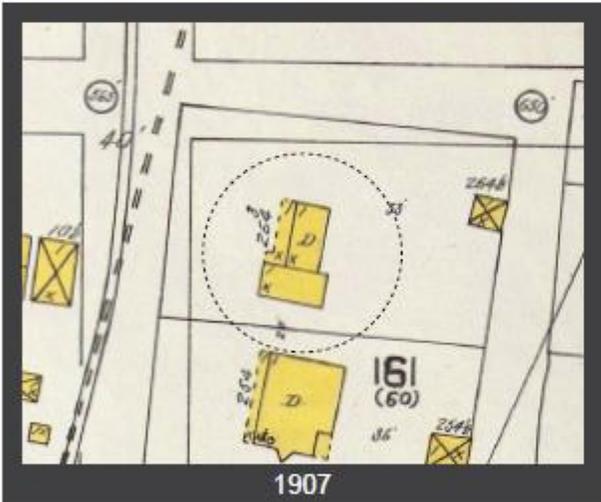
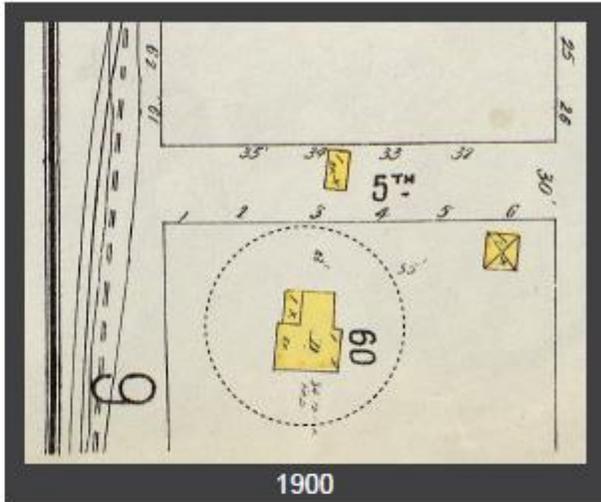
264 Ontario Avenue. West elevation. November 2013.

MAPS

264 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

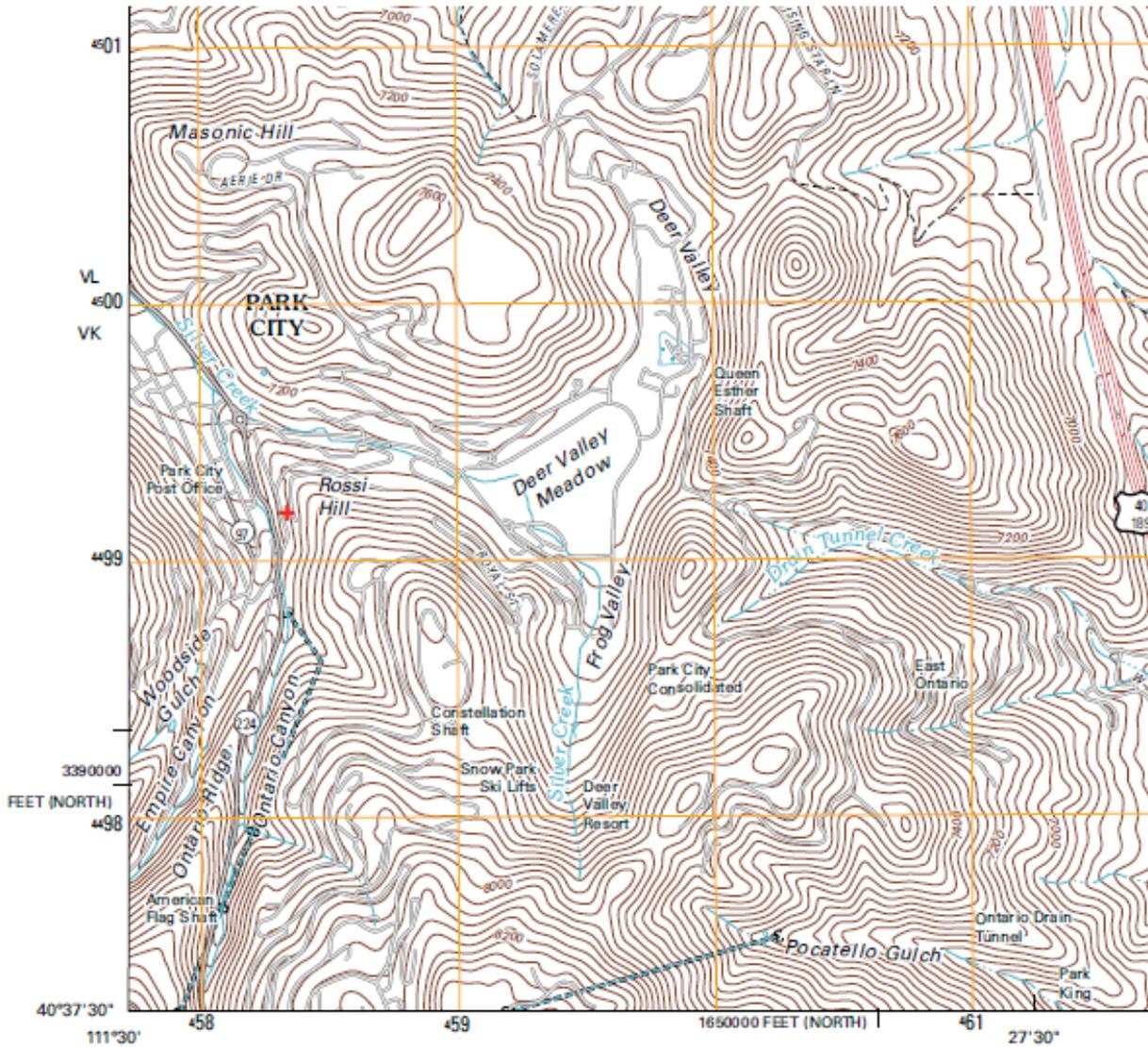
Outside of extents of 1889 Sanborn map

1889



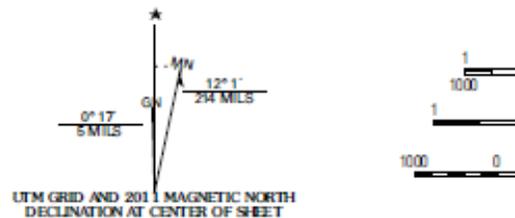
264 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 264 Ontario
Park City, Summit County, Utah

UTM: 12 458420 4499000

Name of Structure: Vincent A. Smith House

T. R. S.

Present Owner: Selmer Iverson

Owner Address: 2331 Greenwood, Wilmette, IL 60091

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 502

Lots 14 and 15 Block 60 Park City Survey
Less than one acre.

STATUS/USE 2

Original Owner: Unknown

Construction Date: c. 1890

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION 3

Photography:

Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLG Library
- Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 158-B (Felix Trainor) and p. 178-A (Simon Hilstrom).

Researcher: Roger Roper

Date: 4/84

Street Address: 264 Ontario

Site No:

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house. The hall and parlor house, the older folk type, was effectively changed to resemble the popular T/L cottage. The arrangement of openings on the original hall and parlor section has been altered, but it originally had a door centered or slightly off-center between two windows, as was typical of Park City's hall and parlor houses. The door was enclosed, the north window was made into a door, and the south window was expanded from a long narrow double hung sash window to a large horizontal multi-pane window. Although the openings were changed, the house is still easily identifiable as a T/L cottage by addition because the proportions of the stem-wing are more comparable with a hall and parlor house than with an original T/L cottage. The cross-wing was built of the same type of drop siding as the rest of the house. A pair of double hung sash windows topped by a pedimental window head is centered in the gable end of that section. A porch spans the length of the stem-wing and turns at the intersection of the stem-wing and cross-wing. There is a shed extension across the back of the house. In-period rear extensions are part of Park
(See continuation sheet)

Statement of Historical Significance:

Construction Date:

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264 Ontario

Description continued:

City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house was built of single wall construction, having exterior walls 2-3 inches thick, and interior partitions one inch thick. The house does not maintain its original integrity as a hall and parlor house, but judging from the style of the cross-wing, it was altered early within the historic period, probably prior to 1900. It therefore documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing, and maintains its integrity as a T/L cottage by addition.

History continued:

for owning property. Simon Hillstrom, a native of Finland (b. 1843) who immigrated to the U.S. in 1880, was a "stationary engineer" with one of the mining companies in the Park City area. He and his Finnish wife, Katrina, whom he had married in 1890, had at least four children.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 264 Ontario Avenue

City: Park City, UT

Current Owner: David E. and Patricia J. Constable

Address: (see historic site form for address)

Tax Number: PC-502

Legal Description (include acreage): 264 Ontario Avenue Sub., platted 3/22/2013 (PC BK60 L14&L15) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L1-18]
4/19/1915	Summit County	W.I. Snyder, trustee	Q.C.D.		"All of Block 60"
4/11/1916	W.I. Snyder	Simon Hillstrom	W.D.		"14, 15"
5/15/1924	Simon Hillstrom	Roland Flynn	W.D.		"14, 15"
10/3/1925	Roland Flynn, et ux	Marie Savage	W.D.		"14, 15"
8/28/1940	Marie Savage Mahon	Emma Burke	W.D.		"14, 15"
5/27/1943	Emma Burke	Reuben Garbett	W.D.		"14, 15"
3/10/1959	Reuben & Arthella Garbett	Mary Wynona Garbett	W.D.		"14, 15"
12/17/1962	Clara Shea, Admx.	Jack T. Gant	Deed by Admin.		"14, 15" [Est. of Mary Wynona Garbett]
8/9/1976	Mildred M. Gant	Selmer O. Iverson	W.D.		"13, 14, 15, pt. 16"
7/25/2002	Selmer O. Iverson	David E. & Patricia J. Constable	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/9/2014

264 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

MRS. SIMON HILLSTROM

No Longer of this Earth — The End
Came Yesterday After Long
Suffering.

The sympathy of the community is extended to Simon Hillstrom and family in the loss of a loving wife and mother, who passed away yesterday morning after a long illness. Heart failure was the direct cause of demise.

Mrs. Hillstrom was born in 1860 in Finland, and came to Utah in 1884. Sixteen years ago she was married and came to this city, where she has since lived, being loved and respected by a host of friends and acquaintances. Besides her husband, deceased is survived by four children, two boys and two girls, the oldest 15 years of age and the youngest 8 years. She also has a brother, whose home is in Butte, and a sister in Salt Lake, both of whom will be in this city to attend the funeral.

Mrs. Hillstrom has been in poor health for years past, and since last January had been gradually getting worse. She was a devoted wife and loving mother and her loss will leave an aching void in the hearts of all who knew her.

The funeral will be held Monday at 1 o'clock. Services will be conducted at the family residence and also at the M. E. church.

Mrs. Hillstrom was a respected member of the local lodge Women of the Woodcraft, which will attend the funeral in a body and conduct their services.

Park Record 10/20/1906

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 264. Rossie Hill

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		744	\$ -	\$ 1534
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		120
Ext. Walls <u>4 Siding 4 Sht</u>		20
Insulated—Floors Walls Clgs		
Roof—Type <u>Corb.</u> Mat. <u>T.P.</u>		22
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>135' @ .60</u>	81	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. Shr. _____ Dishwasher _____ Garbage Disp. _____	315	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Lumber Lined 4 @ 25'</u>		100

Total Additions and Deductions 396 302 1534

Net Additions or Deductions -302 \$ + 94

Age 48 Yrs. by Est. REPRODUCTION VALUE \$ 1628
 Owner Depr. 2-3-4-5-6 61/39 % \$ _____
 Tenant Reproduction Val. Minus Depr. \$ 635
 Neighbors
 Records

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value _____ \$ _____

Appraised 10/1/1949 By C.A.O. & A.F.

1987

Do. 502

Location Block 60 PC Lots 14+15 (Rossie Hill)
 Kind of Bldg. RES St. No. 264 Ontario Ave
 Class 3 Type 1 2 3(4) Cost \$ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		744		\$ 1560
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u></u> Conc. <u></u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u></u> Walls <u></u> Clgs. <u></u>	
Roof Type <u>Gab</u> Mtl. <u>Pat</u>	
Dormers—Small <u></u> Med. <u></u> Large <u></u>	
Bays—Small <u></u> Med. <u></u> Large <u></u>	
Porches—Front <u>135^A</u> @ <u>.80</u>	108
Rear <u></u> @ <u></u>	
Porch <u></u> @ <u></u>	
Metal Awnings <u></u> Mtl. Rail <u></u>	
Basement Entr. <u></u> @ <u></u>	
Planters <u></u> @ <u></u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u></u> Floor <u></u>	
Bsmt. Apt. <u></u> Rooms Fin. <u></u> Unfin. <u></u>	
Attic Rooms Fin. <u></u> Unfin. <u></u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u></u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u>
	Dishwasher <u></u> Garbage Disp. <u></u>
Built-in-Appliances <u></u>	350
Heat—Stove <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u>	
Oil <u></u> Gas <u></u> Coal <input checked="" type="checkbox"/> Pipeless <u></u> Radiant <u></u>	
Air Cond. <u></u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u> Other <u></u>	
Cabinets <u>1</u> Mantels <u></u>	
Tile—Walls <u></u> Wainscot <u></u> Floors <u></u>	
Storm Sash—Wood D. <u></u> S. <u></u> Metal D. <u></u> S. <u></u>	

Salvage
100
11-1-68
1708

Total Additions		458
Year Built <u>57</u>	Avg. Age	Reproduction Value \$ <u>2018</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. %
		Bldg. Value
Remodel Year	Est. Cost	Depr. Col. <u>1 2 3 4 5 6</u> <u>30</u> %
Garage—Class <u></u> Depr. 2% 3%	Carport—Factor	Repr. Val. Minus Depr. \$ <u>605</u>
Cars <u></u> Floor <u>X</u> Walls <u></u> Roof <u></u> Doors <u></u>		
Size— <u></u> x <u></u> Age <u></u> Cost <u></u> x <u></u> %		
Other <u></u>		
Total Building Value		\$
Appraised <u>5-22-1988</u>	By <u>1302</u>	<u>1332</u>