

Parcel ID: 05-146.200

119 Barbara Lee Ln – Evan Cavanaugh and Kerin Riley

In the process of preparing for our appeal on 9/17, we studied our assessors record card and found two additional errors that we will bring up on 9/17:

1. House grade and grade factor are unreasonably high for our home
2. Topography grade factor is not reflective of actual burden of the grade (pitch)

House grade factor

Our home is assessed as a high-end home with premium building products, with a grade factor of 1.95 (B+). This is unreasonable and not reflective of the building products we used. Yes, the house is new, but the materials used were average and cost conscious:

- No garage
- Asphalt roof, no metal roofing
- Standard insulation – no spray foam
- Foundation insulation is limited to building-code requirements
- No air barrier between sheetrock and insulation
- Unheated, unfinished basement
- Siding is hemlock (pine), which was the cheapest wood siding quoted
- Windows are all 2-panel, economical option
- All plumbing fixtures are builder grade, non-premium
- No glass shower doors, curtains only
- Hardwood floors are low grade, economical option
- Cabinetry is builder-grade
- Light fixtures are basic, non-premium
- All appliances are basic (GE brand)
- Exterior doors are steel, not premium such as wood

Topography grade

This was adjusted with -20% for topography and -10% for shape. These are not reflective of the challenges with our property. The ledge around the house limits our ability to have a lawn. The pitch necessitates a small, angled parking area. We recently asked a lawn company to mow the brush on the front slope; they would not quote the job because of the pitch and the ledge. We believe these factors should be further adjusted to reflect the reality of the limited usage.