

Application #: HPC 2021-198

Application Date: \_\_\_\_\_

## Historic Preservation Commission Certificate of Appropriateness Application

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> AC UNIT          | <input type="checkbox"/> GATE              | <input type="checkbox"/> RAILINGS           |
| <input checked="" type="checkbox"/> ADDITION         | <input type="checkbox"/> GENERATOR         | <input type="checkbox"/> RETAINING WALL     |
| <input type="checkbox"/> ARBOR                       | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF               |
| <input type="checkbox"/> AWNING                      | <input type="checkbox"/> HOT TUB           | <input type="checkbox"/> SATELLITE DISH     |
| <input type="checkbox"/> BALCONY                     | <input type="checkbox"/> LATTICE           | <input type="checkbox"/> SHED               |
| <input checked="" type="checkbox"/> CHIMNEY          | <input type="checkbox"/> LIGHT FIXTURE     | <input type="checkbox"/> SHUTTERS           |
| <input type="checkbox"/> COLUMNS                     | <input type="checkbox"/> NEW CONSTRUCTION  | <input checked="" type="checkbox"/> SIDING  |
| <input type="checkbox"/> DECK                        | <input type="checkbox"/> ORNAMENTATION     | <input type="checkbox"/> SIGN               |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER    | <input type="checkbox"/> SKYLIGHT           |
| <input type="checkbox"/> DRIVEWAY                    | <input type="checkbox"/> PAINT             | <input type="checkbox"/> SOLAR              |
| <input type="checkbox"/> EXTERIOR ALTERATIONS        | <input type="checkbox"/> PATIO             | <input type="checkbox"/> STAIRS             |
| <input type="checkbox"/> FENCE                       | <input type="checkbox"/> PIERS             | <input type="checkbox"/> VENT               |
| <input type="checkbox"/> FLAGS / BANNERS             | <input type="checkbox"/> PORCH             | <input type="checkbox"/> WALKWAY            |
| <input type="checkbox"/> FOUNDATION                  | <input type="checkbox"/> PORCH FAN         | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____                 |  |   |

**Please complete this application in its entirety.**

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at [www.neptunetownship.org](http://www.neptunetownship.org). Please type or print legibly with ink.

**Incomplete applications will not be accepted.**

**REQUIRED INFORMATION:** *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

**PROPERTY IDENTIFICATION**

ADDRESS: 86 Mt. Hermon Way Ocean Grove  
BLOCK: 68 LOT: 98 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): Bonnie Bertram + Graham messick  
[REDACTED]

**APPLICANT INFORMATION**

Check if same as Owner  
NAME(S): \_\_\_\_\_ COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

Lessee  Agent  Architect  Contractor  Attorney  Other: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

Single Family  Multifamily: \_\_\_\_\_ Units  Commercial  Condo  Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: Victorian

Does your project include demolition of 15% or more of exterior of existing structure?  YES  NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project?  YES  NO  N/A

ZONING PERMIT ID# (from Zoning Permit): 556346160 DATE APPROVED: 11/4/2021

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

**Describe all proposed work to be conducted on subject property below.** Be sure to include all colors and materials to be used. Attach additional pages if necessary.

The proposed work includes constructing a second floor and attic addition over existing ~~existing~~ one-story portion of the house.

A dormer on the west side of the house will be enlarged

Remove existing vinyl siding and replace with Hardi-siding.

Replace windows and refurbish windows as noted

Install air conditioning compressor - see drawings

**By signing this application, the Applicant and Owner agree to the following:**

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

**By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.**

Boanie Bertram/Graham Messick

OWNER NAME – Please PRINT

APPLICANT NAME – Please PRINT

  
OWNER SIGNATURE

APPLICANT SIGNATURE

11/2/21

DATE

DATE



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 162 Prop Loc: 86 MT HERMON WAY Owner: MESSICK, GRAHAM & BETRAM, BONNIE Square Ft: 1446  
 Lot: 3 District: 1335 NEPTUNE TOWNSHIP Street: [REDACTED] Year Built: 1904  
 Qual: Class: 2 City State: [REDACTED] Style: 5

Additional Information

Prior Block: 68 Acct Num: 00011394 Addl Lots: EPL Code: 0 0 0  
 Prior Lot: 98 Mtg Acct: Land Desc: 31X60 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF Initial: 000000 Further: 000  
 Updated: 10/30/18 Tax Codes: F02 Class4Cd: 0 Desc:  
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 11531.50 / 12992.07

Sale Information

Sale Date: 05/19/03 Book: 8243 Page: 9171 Price: 353000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	86 MT HERMON WAY	455000 235700 690700	0	690700	2
<u>2021</u>	86 MT HERMON WAY	374000 181200 555200	0	555200	2
<u>2020</u>	86 MT HERMON WAY	358000 171800 529800	0	529800	2
<u>2019</u>	86 MT HERMON WAY	328300	0	489400	2

[Terms of Use](#)

Rel 2022-1

- County Clerk ▶
- Tax Board ▶
- County Commissioners ▶
- Shared Services ▶
- Boards and Authorities ▶
- Planning Board ▶
- Consolidated Records Search
- County Forms
- County Home
- County Clerk Home



Fee Date: 11/04/2021  
Check #: 3258  
Cash: 0

### ZONING REVIEW

ID: 556346160

Date: 11/04/2021

Fee: \$ 35.00

#### PROPOSED WORK

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property   | <input type="checkbox"/> Home Occupation                    | <input type="checkbox"/> Private Garage                  |
| <input checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res      | <input checked="" type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition              | <input type="checkbox"/> New Accessory Structure            | <input type="checkbox"/> Signs                           |
| <input type="checkbox"/> Continuing/Changing Use          | <input type="checkbox"/> New Commercial Business            | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Deck/Balcony                     | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed                    |
| <input type="checkbox"/> Driveway / Sidewalk / Apron      | <input type="checkbox"/> New Residence                      | <input type="checkbox"/> Swimming Pool/Hot Tub           |
| <input type="checkbox"/> Fence/Retaining Wall             | <input type="checkbox"/> Porch                              | <input type="checkbox"/> Zoning Determination            |
| <input type="checkbox"/> Other: _____                     |   |  |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

**ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.**

**IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE,  
THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.**

- Location of property for which zoning permit is desired:  
Street Address: 86 MT HERMON WAY Block: 162 Lot: 3 Zone: HDR1
- Applicant Name: MESSICK, GRAHAM & BETRAM, BONNIE [REDACTED]
- Property Owner Name: MESSICK, GRAHAM & BETRAM, BONNIE Phone No. [REDACTED] Fax No. [REDACTED]  
Property Owner's Address: [REDACTED]
- Present Approved Zoning Use of the Property: Detached Single Family Residence
- Proposed Zoning Use of the Property: Detached Single Family Residence
- Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.
- Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes  No  If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

**40:55D-68.3.Penalty for false filing.** Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

**Zoning Review Notes:**

11/04/2021 The property is located within the HD-R-1 Zoning District.

The present and proposed zoning use of the property is a **Detached Single Family Residence**.

New Trane model 4TTR3018-060, upward ventilating condenser unit, on the property.

New Residential Addition above the existing first floor. Total number of stories 1.5. Mean building height: 25.5'.

The applicant is approved zoning for the above indicated.

To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this approval.

HPC and Construction Department approvals are required.

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement







Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Jeffery Rudell, 2<sup>nd</sup> Vice Chair  
Steven R. Tombalakian, Esq., HPC Attorney  
Ronald D. Cucchiaro, Esq., HPC Attorney  
Tracey James, Administrative Officer/Secretary



Kurt Cavano, Member  
Douglas MacMorris, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
James McNamara, Alternate No. 2

July 18, 2022

Via USPS & email [REDACTED]

Mr. Graham Messick & Bonnie Betram  
[REDACTED]

*Copy Sent  
7-18-22  
email + USPS*

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2021/198  
BLOCK 162 LOT 3 - ALSO KNOWN AS 86 Mount Herman Way**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, August 9<sup>th</sup>, 2022 at 7:00 PM.** The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

**Topic: August Regular HPC Meeting**  
**Time: Aug 9, 2022 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84769008634?pwd=cXZxM3REN0JlBkg2VFZqeVBoWkh4UT09>

**Meeting ID: 847 6900 8634**

**Passcode: 919734**

**One tap mobile**

**+16465588656,,84769008634# US (New York)**

**+16469313860,,84769008634# US**

**Dial by your location**

**+1 646 558 8656 US (New York)**

**+1 646 931 3860 US**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 669 444 9171 US**

**+1 669 900 9128 US (San Jose)**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**Meeting ID: 847 6900 8634**

**Find your local number: <https://us02web.zoom.us/u/k13d2PqoJ>**

## Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items and/or provide any additional information requested.

### DESCRIPTION OF WORK:

#### Items for Discussion

- 1.) The applicant proposes constructing a second floor and attic addition over the existing one- story portion of the house on the east elevation. The proposed addition drops down from the roof ridge, as expected for additions. Existing fenestration on the original portion of the house are single windows. However, the proposed double windows in the new addition are non- conforming; they should be made singles. Non-Conforming
- 2.) The applicant proposes expanding the dormer to the west, on the third floor. Do be discussed at a meeting.
- 3.) The applicant proposes removing existing vinyl siding and replacing it with Hardie. Removal of vinyl siding (a non-conforming material) is encouraged; however, this requires a site visit to determine if there is extant historical material/siding beneath the existing vinyl. If so, it much be demonstrated that the historical cladding is beyond repair before any consideration of Hardie Plank can be discussed.

The applicant is advised to remove a significant area of vinyl on each elevation prior to a site visit by HPC members, and to photograph the condition of the underlying cladding. Once this condition is known, this matter can be addressed. Please schedule a site visit at your convenience. Pending

- 4.) The applicant proposed removal and/or replacement of original windows. As with siding, all original windows must be inspected by an HPC member on a site visit. Only windows that are beyond repair are candidates for replacement. Applicant is advised to prepare photographic conditions of all windows under consideration and to schedule a site visit at their convenience. Pending
- 5.) The applicant proposes leaving existing trims "as possible" and replacing those in need with Azek. Existing historic trims require a condition report and a site visit before they can be considered for replacement. Please document which trims are to be considered, their profiles and dimensions, and schedule a site visit with the HPC Administrator at your earliest convenience.
- 6.) Proposed replacement of second floor railings to match first floor are Non-Conforming. Original design of paperdoll rails should be restored. The applicant is advised to let the HPC office know if they plan to alter the first floor railings in any way.
- 7.) New doors at both the first and second floor front elevation are proposed. Please provide a catalog cuts of the proposed doors.

You will need to provide **eleven (11)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting August 9, 2022**. Along with providing 11 hard copies, please also email via .pdf

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension 200 or via email [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org).

Respectfully,

A handwritten signature in black ink that reads "Tracey James". The signature is written in a cursive style with a large, prominent "J" and "X".

Tracey James  
HPC Administrative Assistant  
Engineering Department  
Township of Neptune

CC: Carolyn Young



Property Location: 86 MT HERMON WAY

Application No: HPC2021-198

Application Date: 11/16/2021

### HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

Copy

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> AC UNIT          | <input type="checkbox"/> GATE              | <input type="checkbox"/> RAILINGS           |
| <input checked="" type="checkbox"/> ADDITION         | <input type="checkbox"/> GENERATOR         | <input type="checkbox"/> RETAINING WALL     |
| <input type="checkbox"/> ARBOR                       | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF               |
| <input type="checkbox"/> AWNING                      | <input type="checkbox"/> HOT TUB           | <input type="checkbox"/> SATELLITE DISH     |
| <input type="checkbox"/> BALCONY                     | <input type="checkbox"/> LATTICE           | <input type="checkbox"/> SHED               |
| <input checked="" type="checkbox"/> CHIMNEY          | <input type="checkbox"/> LIGHT FIXTURE     | <input type="checkbox"/> SHUTTERS           |
| <input type="checkbox"/> COLUMNS                     | <input type="checkbox"/> NEW CONSTRUCTION  | <input checked="" type="checkbox"/> SIDING  |
| <input type="checkbox"/> DECK                        | <input type="checkbox"/> ORNAMENTATION     | <input type="checkbox"/> SIGN               |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER    | <input type="checkbox"/> SKYLIGHT           |
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| <input type="checkbox"/> FENCE                       | <input type="checkbox"/> PIERS             | <input type="checkbox"/> VENT               |
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| <input type="checkbox"/> FOUNDATION                  | <input type="checkbox"/> PORCH FAN         | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER                       |  |   |

#### PROPERTY IDENTIFICATION

Property Address: 86 MT HERMON WAY

Block: 162

Lot: 3

Qualifier:

#### OWNER INFORMATION

Name(s): MESSICK, GRAHAM & BETRAM, BONNIE

#### APPLICANT INFORMATION

Check if same as Owner

Names(s):

Company:

Address:

Phone:

Email:

#### PROPERTY INFORMATION

Property Type?(check one)

- Single Family     Multifamily:    0 Units     Commercial     Condo     Mixed Use

Architectural Period / Year Built:

Architectural Style:

Demolition hearing required?  YES  NO

IF YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired?  YES  NO  N/A

Zoning Permit ID# (from Zoning Permit) 556346160

DATE APPROVED: 11/04/2021

**APPLICATION REVIEW NOTES:**

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below.

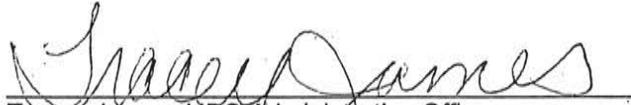
**Description of Work**

Proposed resubmission items require an **onsite condition inspection**. Please email Tracey @ [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org) to set up an appointment for the inspection.

**Submitting Required Information:**

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Tracey James, HPC Administrative Officer  
Engineering/Planning Offices  
2201 Heck Avenue  
Neptune, NJ 07753.

  
Tracey James, HPC Administrative Officer

Date:

**IMPORTANT INFORMATION:**

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC:

86 Mt Herman Ave site inspection conducted

Chimney- appears original/ older. Lower section wrapped in metal near roof line.

Siding - areas on all four elevations(rear, eastside, westside, and front second floor) were exposed and all appeared in good condition with some small areas of rot.



86 Mt Herman Ave site inspection conducted by [REDACTED]

Chimney- appears original/ older. Lower section wrapped in metal near roof line.

Siding - areas on all four elevations(rear, eastside, westside, and front second floor) were exposed and all appeared in good condition with some small areas of rot.









Windows front elevation - the two windows proposed for replacement are original/ older and are in fair condition. Second floor porch door proposed for replacement is older and not original, in fair condition.





Windows East elevation- two second floor windows prosed for replacement are in poor condition.





The two first floor windows (side by side) are original/ older and are in fair condition and operational.



Windows West elevation- Attic windows are not original, newer replacements.

Two second floor windows and one first floor window proposed for replacement are in fair condition.



Windows Rear elevation- Two attic windows are in poor condition.  
Two second floor windows are original and in fair condition.



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

[New Search](#) [Assessment Postcard](#) [Property Card](#)

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[Terms of Use](#)

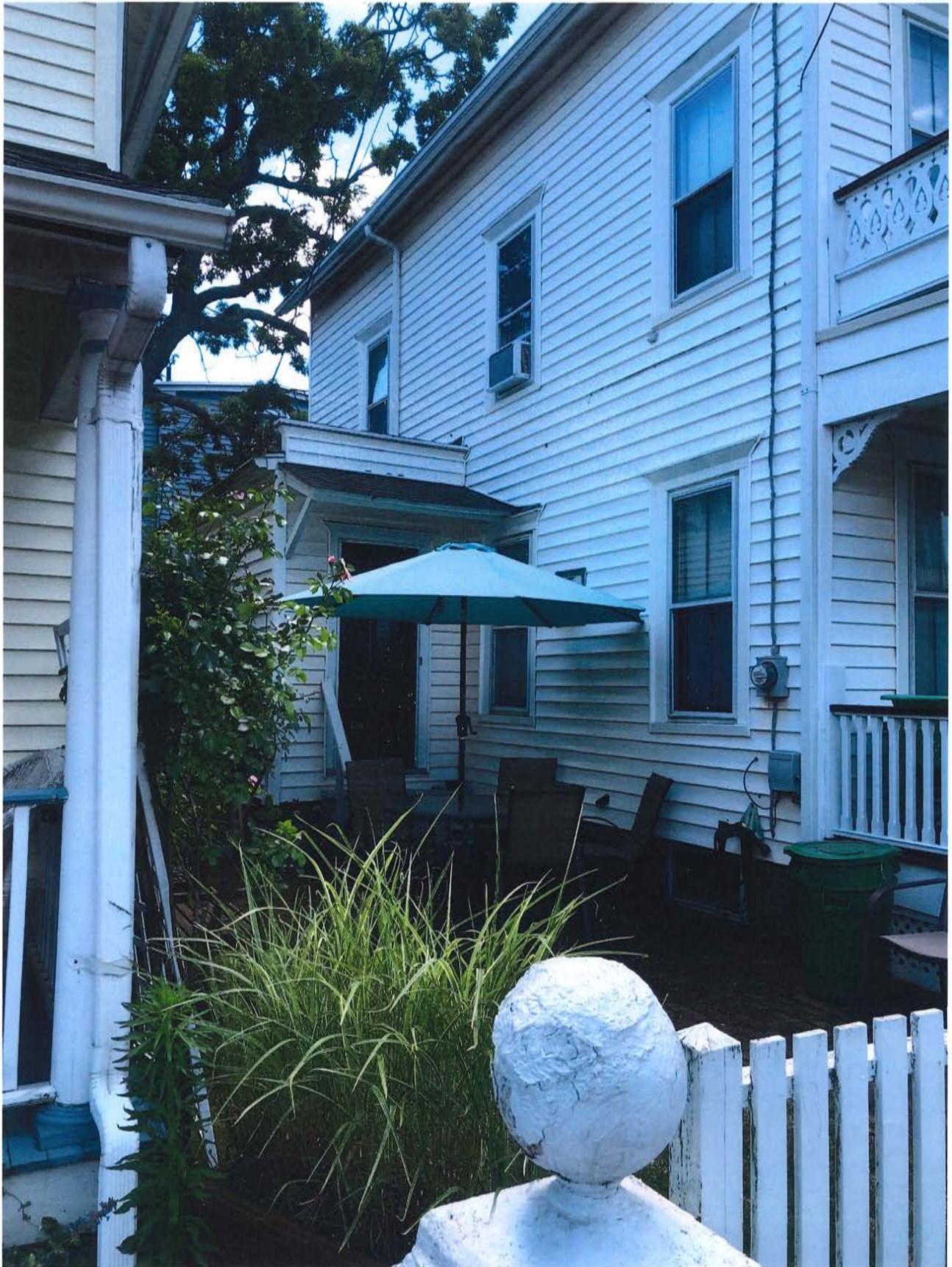
Rel 2022-1

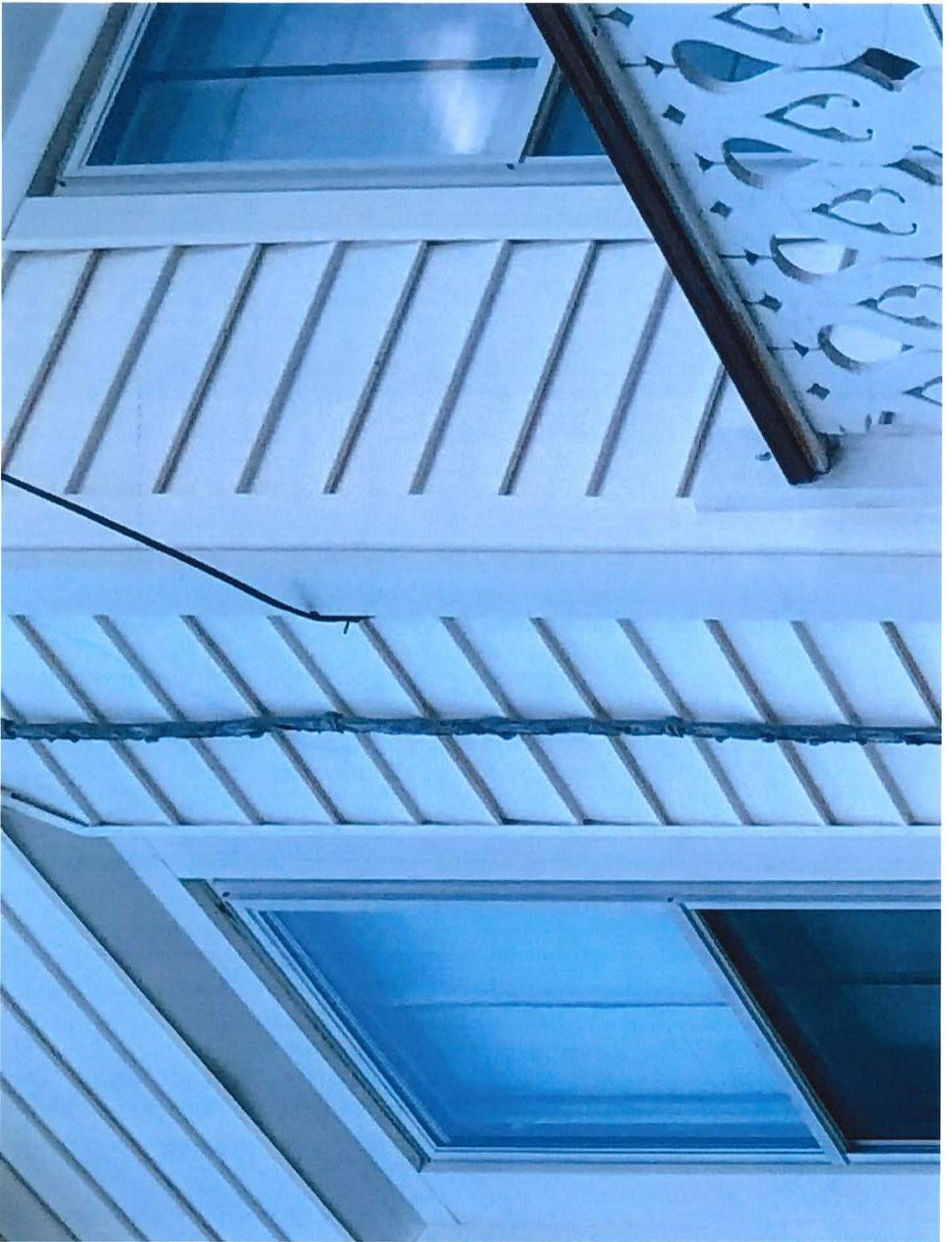
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**From:**  
**Sent:** Thursday, July 14, 2022 10:15 AM  
**To:**  
**Subject:** 86 my Herman

The window trim was covered and not visible.









DECEIVE  
JUL 15 2022

86

