

73 NORTHERN OAKS LLC
8053 REDDEN ROAD
PARK CITY UT 84098

B38233P186

Previous Owner
PALMACCI, JED A TRUSTEE
PALMACCI, BONNIE H TRUSTEE
PALMACCI FAMILY TRUST
PARK CITY UT 84098
Sale Date: 5/25/2021

| Property Data | | | Assessment Record | | | | |
|------------------|------------------------|--|-------------------|---------|-----------|--------|---------|
| Neighborhood | 5 Little Sebago | | Year | Land | Buildings | Exempt | Total |
| Tree Growth Year | 0 | | 2011 | 191,840 | 154,410 | 0 | 346,250 |
| REVIEW | 0 | | 2012 | 191,840 | 154,410 | 0 | 346,250 |
| Building Permit | 0 | | 2013 | 191,840 | 154,410 | 0 | 346,250 |
| Zone/Land Use | 12 Limited Residential | | 2014 | 191,840 | 154,410 | 0 | 346,250 |
| Secondary Zone | | | 2015 | 191,800 | 154,400 | 0 | 346,200 |
| Topography | 1 Level | | 2016 | 191,800 | 154,400 | 0 | 346,200 |
| | | | 2017 | 191,800 | 154,400 | 0 | 346,200 |
| | | | 2018 | 191,800 | 154,400 | 0 | 346,200 |
| | | | 2019 | 274,400 | 235,600 | 0 | 510,000 |
| | | | 2020 | 274,400 | 235,600 | 0 | 510,000 |
| | | | 2021 | 274,400 | 235,600 | 0 | 510,000 |
| | | | 2022 | 274,400 | 235,600 | 0 | 510,000 |
| | | | 2023 | 274,400 | 267,800 | 0 | 542,200 |
| | | | Calc. | 548,700 | 422,900 | 0 | 971,600 |

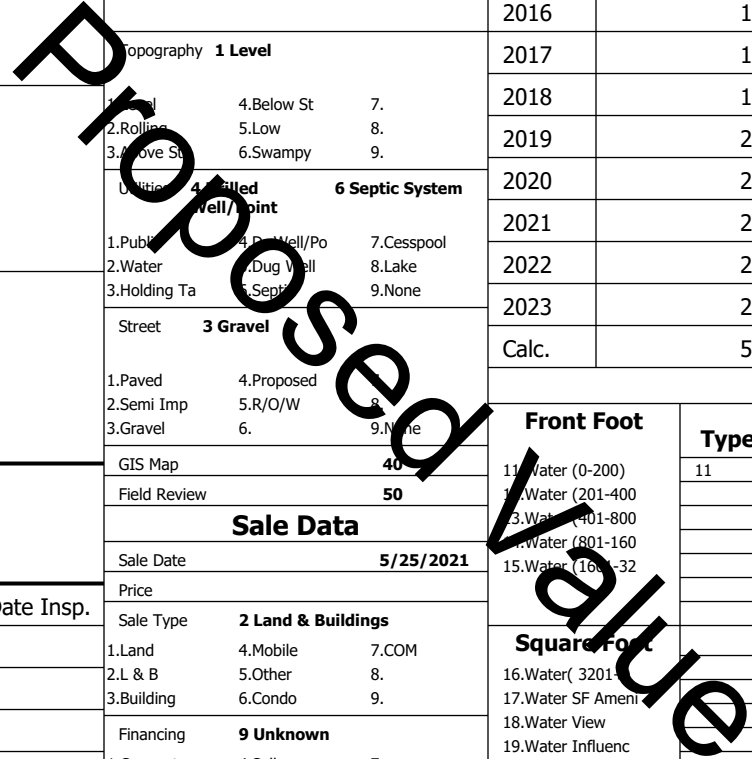
| Land Data | | Effective | | Influence | | Influence Codes |
|-----------|----------|-----------|--------|-----------|--|-------------------|
| Type | Frontage | Depth | Factor | Code | | |
| 11 | 120 | 000 | 100 % | 0 | | 1.Unimproved |
| | | | % | | | 2.Excess Frtg |
| | | | % | | | 3.Topography |
| | | | % | | | 4.Size/Shape |
| | | | % | | | 5.Access |
| | | | % | | | 6.Restriction |
| | | | % | | | 7.Open Space |
| | | | % | | | 8.Environmental |
| | | | % | | | 9.Condo |
| | | | % | | | 30.Blueberry(1-20 |
| | | | % | | | 31.Blueberry(21 - |
| | | | % | | | 32.Crop Land |
| | | | % | | | 33.Pasture |
| | | | % | | | 34.Shorefront B |
| | | | % | | | 35.Shorefront C |
| | | | % | | | 36.ANTENNA SITE |
| | | | % | | | 37.Softwood TG |
| | | | % | | | 38.Mixed Wood TG |
| | | | % | | | 39.Hardwood TG |
| | | | % | | | 40.Wasteland |
| | | | % | | | 41.Woodland |
| | | | % | | | 42.Mobile Home Si |
| | | | % | | | 43.Camp Site |
| | | | % | | | 44.Lot Improvemen |
| | | | % | | | 45.BA SF - Oce |
| | | | % | | | 46.SP Meadow Cond |

Inspection Witnessed By:

| X | Date |
|---|------|
| | |

Notes:

Gray



Gray

Map Lot 040-317-029-000

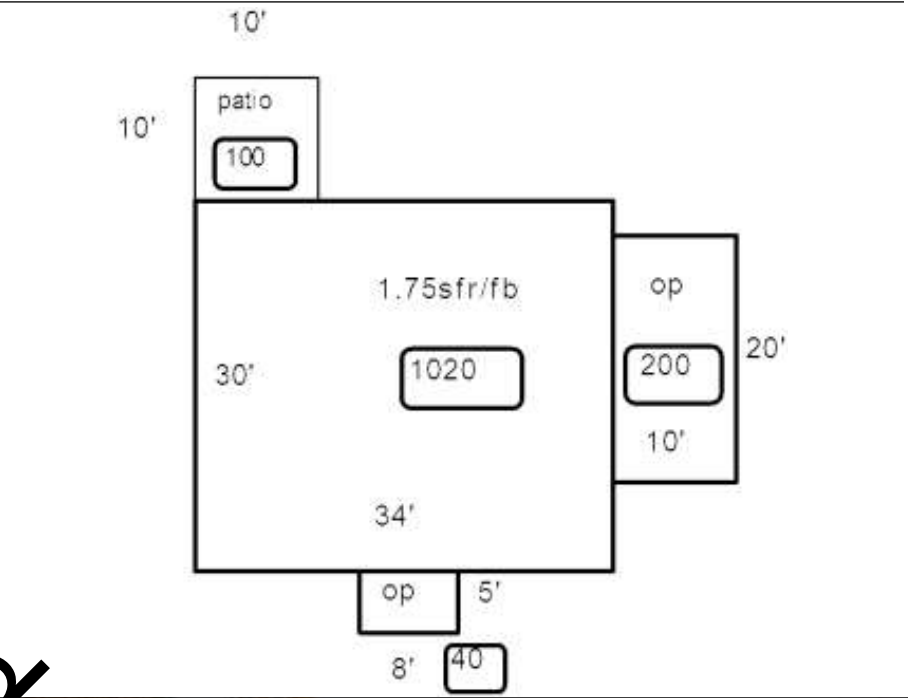
Account 4188

Location 73 NORTHERN OAKS DR

Card 1 Of 1

8/05/2024

| | | |
|--|--|------------------------------------|
| Building Style 4 Cape Cod | SF Bsmt Living 876 | Layout 1 Typical |
| 1.Conv. 5.Garrison 9.NE farm | Fin Bsmt Grade 3 100 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Colonia | Secondary Heat 2 | 2.Inadeq 5. 8. |
| 3.R Ranch/ 7.Contemp 11.Cottage | Heat Type 100% 1 Hot Water BB | 3. 6. 9. |
| 4.Cape 8.Log 12.Gambrel | 1.HWBB 5.FWA 9.None | Attic 9 None |
| Dwelling Units 1 | 2.HWCI 6.Monitor 10.UNH2F | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.HWRF 7.Electric 11.Geother | 2.1/2 Fin 5.FI/Stair 8. |
| Stories 5 One & 3/4 Story | 4.Steam 8.FI/Wall 12.Heat/Co | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 0% 9 None | Insulation 1 Full |
| 2.2 5.1.75 8. | 1.Central 4.W&C Air 7. | 1.Full 4.Minimal 7. |
| 3.3 6.2.5 9. | 2.Evapor 5. 8. | 2.Heavy 5. 8. |
| Exterior Walls 1 Clapboard | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Clapboar 5.Stucco 9.B & B | Kitchen Style 2 Typical | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cemplan | 1.Modern 4.Obsolete | Grade & Factor 4 Good 100% |
| 3.Compos./ 7.Stone 11.Concret | 2.Typical 5. 8. | 1.E Grade 4.B Grade 7.SC Grade |
| 4.Asbestos 8.Wood Shi 12.Wood Bo | 3.Old Type 6. 9.None | 2.D Grade 5.A Grade 8. |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 Typical Bath(s) | 3.O Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.Other | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 1020 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Foundation 5 Good |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 1.Pool 4.Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 6 | 2.F. 5.Avg 8.Exc |
| SOLAR VOLTAIC 0 | # Bedrooms 3 | 3.Avg- 9.Same |
| OPEN-4- 0 | # Full Baths 2 | Phys. % Good 0% |
| Year Built 1994 | # Half Baths 1 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 0 | 1.Incomp 4.Delap 5.Layoff |
| 1.Concrete 4.Wood 7. | | 2.O-Built 5.Bsmt 8.Long term |
| 2.C Block 5.Slab 8. | | 3.Damage 6.Style 9.None |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.No Power 6.Obsolete |
| 2.1/2 Bmt 5.Crwl 8. | | 1.Location 4.Generate 9.None |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 5.Flood Pl 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 5 Estimated |
| Wet Basement 1 Dry Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. | | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 5 Estimate |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |



Date Inspected 8/20/2015

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|---------|-------------------|
| 21 Open Frame | 1996 | 200 | 0 0 | 0 | 0 | % 100 % | 1.One Story Fram |
| 21 Open Frame | 1996 | 40 | 0 0 | 0 | 0 | % 100 % | 2.Two Story Fram |
| 23 Frame Garage | 0 | 480 | 3 100 | 4 | 0 | % 100 % | 3.Three Story Fr |
| 24 Frame Shed | 0 | 70 | 2 100 | 3 | 0 | % 100 % | 4.1 & 1/2 Story |
| 62 Patio | 0 | 100 | 0 0 | 0 | 0 | % 100 % | 5.1 & 3/4 Story |
| | | | | | | % % | 6.2 & 1/2 Story |
| | | | | | | % % | 21.Open Frame Por |
| | | | | | | % % | 22.Encl Frame Por |
| | | | | | | % % | 23.Frame Garage |
| | | | | | | % % | 24.Frame Shed |
| | | | | | | % % | 25.Frame Bay Wind |
| | | | | | | % % | 26.1SFr Overhang |
| | | | | | | % % | 27.Unfin Basement |
| | | | | | | % % | 28.Unfinished Att |
| | | | | | | % % | 29.Finished Attic |