KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

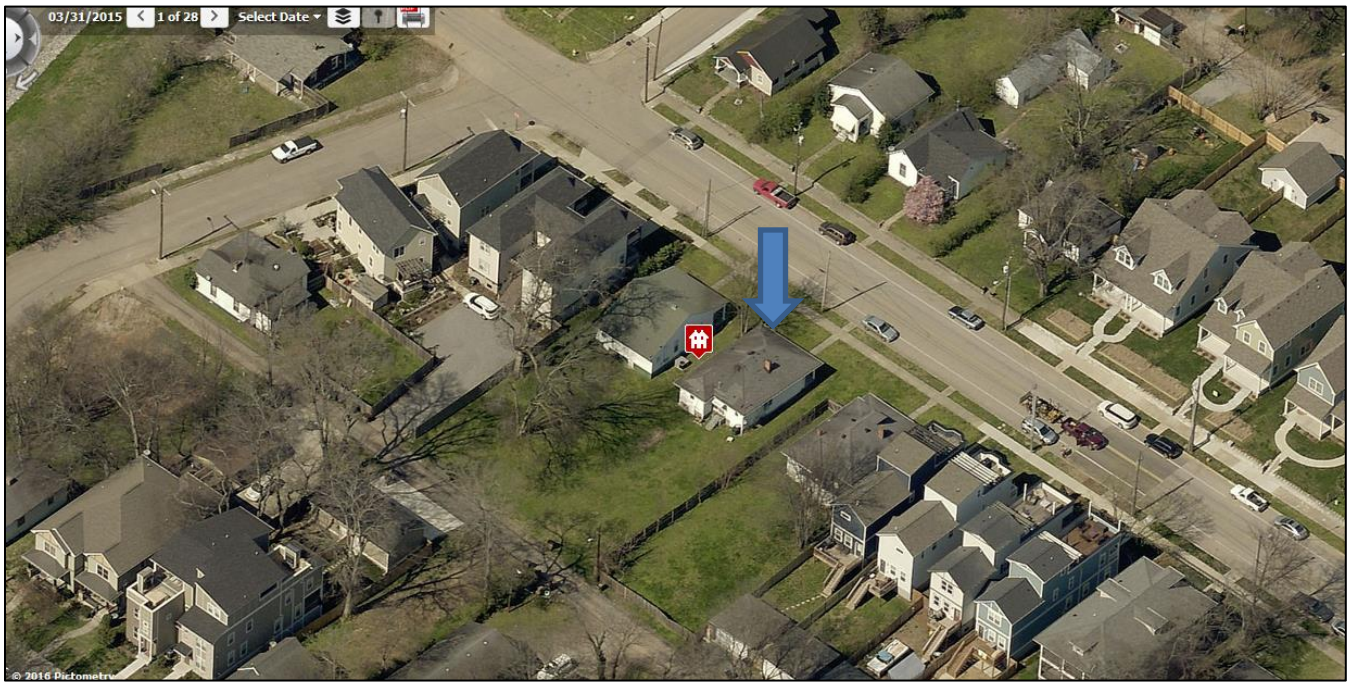
STAFF RECOMMENDATION
1825 5th Avenue North
June 21, 2017

Application: Demolition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108026400
Applicant: Grant Hammond
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Applicant proposes to demolish a contributing building based on economic hardship. **Recommendation Summary:** Staff recommends approval, finding that the cost of repairs to the house outweighs the value. The poor condition of the house and its structural issues will result in reconstruction rather than a true rehabilitation. Staff finds that the proposed demolition meets section V.B.2 for appropriate demolition.	**Attachments** **A:** Photographs **B:** Estimate for repair **C:** Engineer's report **D:** Inspection report **E**: Comps

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

V. B. GUIDELINES

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1825 5th Avenue North is a contributing building in Salemtown constructed circa 1930.

Figure 1. 1825 5th Avenue North

Analysis and Findings: The applicant requests demolition of the building due to economic hardship.

Condition: The building has suffered from deferred maintenance. The current owners bought the house in February 2016, by which time the structure was already in poor condition. Staff's initial review in 2016 was that the support for the building could be addressed without requiring demolition. Further investigation indicates that the structural integrity of the building is compromised to an extent that makes it infeasible. From the crawl space the structure and subfloor are observed to have deteriorated. Portions of the siding and interior walls have been removed, indicating that enough of the house would require rebuilding as to be basically a reconstruction.

Foundation & Floors:
The perimeter of the foundation has been rebuilt, but the blocks were laid without footings. Staff noted deterioration, water intrusion and termite damage to sixty or

seventy percent (60-70%) of the beams and joists, that would likely require replacement. The left side is no longer supporting the house. The engineer's report notes the floor in each room slopes up to an inch and a half (1 ½") to the center of the structure. Floors that have fallen out of level are common in an historic structure, but in this case, a key component that has failed is the central girder. This and the majority of the beams and joists would require removal and replacement. Staff's estimate of floor replacement is at least fifty percent (50%).

Figure 2. Termite damage to central beam

Roof:

The roof structure sags visibly but is not in poor condition overall. The original rafters, ridgepole and most of the decking are in place. The rafters are 2x4s. The ridge is a 1x6. Decking is tongue-in-groove decking, which has been replaced in areas with plywood. The engineer's report states that the rafters are over loaded. Staff agrees and estimates that the roofing structure requires some augmentation of the support, for example installation of collar ties, but not entire replacement.

Figure 3. Original decking and rafters visible, with decking replaced at top of image

Framing/Siding: The engineer estimates that the entire first level has to be reframed, and Staff agrees. The home would need to be supported in order to place the new foundation and the existing framing may not be sturdy enough to undergo that effort. The framing cannot be reconstructed or repaired until after the foundation has been relayed.

The building is currently clad in aluminum siding. The original wood siding remains underneath. Staff was not able to observe the entirety of the original siding so it is unclear whether or not enough of it could be salvaged to be worthwhile. What was able to be observed is only in fair condition.

Windows/Doors: Most of the windows are the original windows and are in reparable condition. The interior was renovated within the last thirty years, and none of the original interior features remain. Likewise the doors are not original.

The engineer summarizes his findings as follows:

> In my professional opinion, this house is not structurally sound. The wood framed floor and foundation system appear to be failing causing significant slope throughout the house. The condition of the home does not appear to meet minimum property standards. The house will require significant repair in order to restore its structural integrity. The entire first floor will likely need to be reframed due to the extensive termite damage and slope in the floor structure. The house would need to be temporarily supported for the removal of the perimeter foundation wall in order to pour a concrete footing and install a new foundation wall.
> In my professional opinion, the repairs are so extensive, and labor intensive, that the cost of the repairs will likely exceed the value of the home. The home is not structurally sound, or safe for occupancy, and therefore we recommend that the structure be condemned and demolished.

See Attachment C, the Engineers Report, for his full findings.

In summary, the house was cheaply and quickly constructed. The support systems of the house have been failing for years as a result of inadequate construction and the resulting damage since they were built. Correcting the structural condition of the building would cause an unknown amount of shifting to each of the other components. Although the interior walls and roofing structure are in fair condition currently, they would require complete replacement following the removal and replacement of the foundation and its related components. In essence this would result in a reconstruction rather than rehabilitation.

Value:
Research through the Property Assessor's information compiled comparable sales with the following criteria:

1. Within one mile of the subject property;
2. Living area 800 sqft – 1500 sqft;
3. Year built: 1900-1944;
4. Sold within the last year (June 2016-June 2017)

Staff searched for comparable sales of recently sold, similarly-sized homes within a mile of this property, in the Salemtown district. The sale price per square foot of these homes ranged from $201.92 to $274.64, for an average of $246.39.

Address	**Date of construction**	**Sale Date**	**Sale Price/Sq Ft**	**Living Area**	**Total**	**Notes**
1825 5th Ave N	1935	2016	180.46	1,044	185,000	Subject property
1900 5th Ave N	1910	2017	262.61	952	250,000	
1825 4th Ave N	1925	2016	274.64	838	230,145	
1707 4th Ave N	1925	2016	201.92	1,248	252,000	

The owner paid $185,000 for the property in February 2016, a price of $180.46 per square foot, less than the average of other recent sales. Staff finds that the owner did not create his own hardship since the issues are due to years of deferred maintenance on a structure whose original construction was cheap. Likewise they do not appear to have overpaid for the property, as the purchase price is less than the average of recently-sold homes nearby, and consistent with the appraisal ordered by the buyer.

The Property Assessor's appraisal on the building's value has dropped since the previous assessment. The evident deterioration of the building is likely the cause of its declining value.

Year	Land Use Code	Building	Yard Items	Land Value	Category	Total
2017	R11 - RES	$38,400	$0	$150,000	ROLL	$188,400
2013	R11 - RES	$59,100	$0	$40,000	ROLL	$99,100
2009	R11 - RES	$54,400	$0	$65,000	ROLL	$119,400
2005	R11 - RES	$55,000	$0	$10,000	ROLL	$65,000
2001	R11 - RES	$45,100	$0	$7,500	ROLL	$52,600
2000	R11 - RES	$33,500	$0	$6,000	ROLL	$39,500
1999	R11 - RES	$33,500	$0	$6,000	ROLL	$39,500

Repairs:
The renovation estimate including repairs and structural work is $141,114.65. Most of the line items meet the criteria for what would be required to get the building up to Code. Staff adjusted the line for windows from $5,700 to $2,500, estimating that the existing windows could be repaired and reglazed at a more reasonable cost, rather than being replaced. The adjusted repair estimate is $138,914.65.

To gauge the market value of the subject property once rehabilitated, staff estimated the square footage at the average sales price per square foot of $246.39. The potential sales value at the existing square footage of one thousand, forty-four (1,044 sq. ft.) would be $257,231.16. The total expenditure of purchase price plus repairs would be $323,914.65. The result is a loss of $66,683.49.

In this case, Staff finds that the case for economic hardship exists in accordance with section 17.40.420, and that the proposed demolition meets section V.B.2 of the design guidelines.

Recommendation:
Staff recommends approval of the proposed demolition, finding that the cost of repairs necessary to repair the house outweighs the value. The poor condition of the house and its structural issues will result in reconstruction rather than a true rehabilitation. Staff finds that the proposed demolition meets section V.B.2 for appropriate demolition.

Krause Construction
430 Cornish Dr
Nashville, Tn 37207

Place Development Company *12/22/2015*
1825 5th ave north
Nashville Tn.

*** Preliminary Estimate ***

		estimated cost
I)	*Mobilization*	
	a) building permit allowance	*$ 750.00*
	b) architectual, engineering and soft cost allowance	*$ 3,000.00*
	c) property protection/builder's risk	*$ 500.00*
	d) protect all interior & exterior areas under construction	*$ 510.54*
	portable toilet	*$ 267.30*
II)	*Demolition*	
	a) demo all exsisting walls & cielings @ interior of first 1044 sq ft	
	b) demo bath room fixtures @ bathroom # 1 & 3 2	
	c) demo exsisting kitchen cabinets note; (save cabinets)	
	d) demo bath room fixtures and walls @ back bathroom	
	e) demo exsisting drywall ceilings	
	1) labor and materials	*$ 3,171.34*
III)	*Foundation*	
	a) Lift and Secure Home from existing foundation	
	includes liability and hazard coverage (between $12-$15k)	*$ 12,500.00*
	b) install 112 l.f. of 24'x12' deep concrete footing & install 560 8"cmu	
	block with 2- rows of #4 rebar	
	1) labor and materials	*$ 9,051.00*
	c) Remove & Replace Damanged Main Girders (LVL Beams)	
	1) labor and materials	*$ 8,500.00*
IV)	*Framing*	
	a) 1st Floor framing allowance	*$ 5,500.00*
	b) misc; nails, hardware.screwes,bolts	*$ 474.19*
	c) Collar Ties / Collar Beam Repair & Replacement	
	1) labor and materials	*$ 4,300.00*

V) Roofing

a) Shingles and Underlayment

1) labor and material allowance $ 3,000.00

VI) Exterior Millworks

a) install (15) new replacement windows

1) labor and material allowance $ 5,700.00

b) install hardie plank siding

c) install beadboard ceiling @ front stoop 240 sq ft

1) labor and material $ 1,440.76

d) install new exterior front door

1) labor and material allowance $ 600.00

VII) Steel

a) install screw jacks @ exterior walls

1) labor and materials $ 2,430.44

VIII) Waterproofing and Drainage

a) clean out crawlspace and install vapor barrier

1) labor and materials $ 769.44

IX) Plumbing

a) demo & re-install plumbing

1- kitchen sink
1- dishwasher
1- ice maker line
2- lavatory
2- water closet
1- shower
2- bath tub
1- water heater
2- hose bibs

1) labor $ 5,400.00

2) fixture and water heater allowance $ 2,450.00

b) bathroom accessories

mirror, toilet paper holders

1) labor and material allowance $ 800.00

X) HVAC

a) relocate existing duct work

1) labor and material allowance	$	500.00

XI) Electrical

a) wiring plugs, withes & lights as per plan

1- 200 amp services

1) labor allowance	$	6,000.00
2) fixture allowance	$	1,200.00

XII) Insulation

a) install R-15 insulation in walls R-19 I in floor & R-30 in ceiling

1) labor and material	$	3,368.20

XIII) Drywall

a) install 1/2' drywall typ 1/2" waterproof drywall in bathrooms

1) labor and material allowance $37.50 per board	$	4,125.00

XIV) Interior Millworks

a) install baseboard

1) labor	$	956.23
2) material allowance	$	806.25

b) re- use existing doors

1) labor and material allowance	$	500.00
c) hardware allowance	$	500.00

XV) Cabinetry / Countertops

a) install kitchens cabinets & counter tops as per plan

1) labor and material allowance	$	7,500.00

b) install bathroom cabinet & counter tops as per plan

1) labor material allowance	$	1,500.00
c) cabinet hardware allowance	$	450.00
d) appliances	$	3,000.00

XVI) Flooring

a) install carpeting 82sq yards

1)labor and material allowance $25.00 per sq yard	$	2,069.00

b) install tile @ foyer,kitchen& bath rooms 255 sq ft

1) labor allowance $6.00 per sq ft	$	1,830.00

2) material allowance$3.00 per sq ft		$ 785.00
c) bathroom wall tile		
1) labor allowance $6.00 per sq ft		$ 1,420.00
2) material allowance$3.00 per sq ft		$ 780.00

XVII) Painting

a) interior paint 1- coat primer 2- coats finish		
exterior paint 1-coat primer 2-coats finish		
1) labor and material ($5.25 per ft)		$ 5,250.00

XVIII) Miscellaneous

a) chimney & hearth		
1) labor and material allowance		$ 450.00

XIX) Landscaping

a) 5% grade escavating around home, labor and materials		$ 1,500.00

XX) Cleanup and Trash Removal

a) daily cleanup		$ 604.00
b) 6- 30 cubic yard dumpsters		$ 2,880.00
c) final clean		$ 500.00

Note;budgetary pricing need plans for stipulated sum

		base cost	$119,588.69
contractors fee	18%	Contracting Fee	$21,525.96
		Total cost	$141,114.65

note need plans for exact pricing

owner_____ date_____

contractor_____ date_____

Structural Engineering & Inspections, LLC
Knowledge • Experience • Integrity

P.O. Box 2485
Brentwood, TN 37024
Office: (615) 819-0029
Fax: (615) 819-0297

December 16, 2016

Grant Hammond
1089 Hamer Court
Brentwood, TN 37027

SUBJECT: Residential Condition Assessment Letter
1825 5th Avenue North, Nashville, TN
SE&I Project No: 16-1588

Structural Engineering & Inspections, LLC (SE&I) was requested to perform a preliminary assessment of the residential property located at the address referenced above. The purpose of the preliminary assessment will be to evaluate the visible evidence of potential structural damage, to opine on the adequacy of the building structure and/or the individual structural elements, and to determine if a more detailed assessment is needed.

SE&I's basic scope of services includes a review of available documents, a site inspection of the property, and analysis of the structural elements, when needed. This letter contains a discussion of our observations, professional opinions, and recommendations for repair or the need for a more detailed assessment of specific areas of the property.

SE&I INVESTIGATION

SE&I performed a cursory field investigation on Friday, December 9, 2016, to evaluate the general structural condition of the house. Our investigation consisted of a limited visual condition survey of the interior floors, interior walls, foundation wall, as well as limited observations of the roof framing and floor framing.

CONCLUSIONS

Our observations are limited to visible evidence in interior and/or exterior finishes and cursory examination of exposed structure in areas related to the items listed above. For purposes of this report, all directions (left, right, front, back, etc.) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left-hand or right-hand and are taken as facing the object.

The conclusions to follow are based on the prescriptive requirements of the local building code, standards of best practice for residential construction, on-site cursory

assessment of the existing conditions, and/or analyses performed in accordance with accepted engineering practice.

On the interior of the home, the floors in each room were observed to have significant slope in different directions. Each room appears to have a sloped up to 1-1/2 inches sagging towards the center of the house when measured with a five foot level. The vertical deflections though out the house exceed the building code maximum deflection requirements which is 0.75 inches in this case. The floor joists span left to right and are supported by a center flush girder, which was observed to have extensive termite damage. The flush girder would need to be totally removed and replaced. Previous floor framing repair work has been attempted and is not properly supporting the floor framing at the rear of the house. The new beams are not properly supported and are extremely unstable.

The roof was observed to have a significant sag along the ridge line on the right side of the house especially where the front porch roof ties into the main roof. Access to the attic is limited, but we were able to see that the original roof rafters are rough sawn 2x4 spaced at 24 inches on-center with the original 1x4 wood slats and a layer of new OSB sheathing installed on top of the original slats. The 2x4 rafters have a horizontal span of approximately 13 feet but are only span rated for 8 feet. The front rafters also support the porch rafters, which further over loads the rafters.

The perimeter foundation wall is constructed out of cinder blocks and were observed to be bearing directly on top of the soil with no concrete footing. The foundation wall has settled along the left side near the left rear corner and is no longer supporting the house. The crawlspace ground has been excavated and has undermined the foundation wall along the left and rear of the house at the left rear corner. The front concrete porch has cracked in the center and appears to have dropped on the left side. The front of the porch slab appears to have had some clay brick placed under the slab with cinder blocks placed on the left side. The cinder blocks and brick are no longer supporting the slab and have settled leaving the slab somewhat suspended.

In my professional opinion, this house is not structurally sound. The wood framed floor and foundation system appear to be failing causing significant slope throughout the house. The condition of the home does not appear to meet minimum property standards. The house will require significant repair in order to restore its structural integrity. The entire first floor will likely need to be reframed due to the extensive termite damage and slope in the floor structure. The house would need to be temporarily supported for the removal of the perimeter foundation wall in order to pour a concrete footing and install a new foundation wall.

In my professional opinion, the repairs are so extensive, and labor intensive, that the cost of the repairs will likely exceed the value of the home. The home is not structurally sound, or safe for occupancy, and therefore we recommend that the structure be condemned and demolished.

LIMITATIONS

SE&I has performed a limited site survey of the existing conditions of the residence in an attempt to gather adequate information to form professional opinions concerning the issues described by our client.

SE&I has relied upon the information gathered during our review and survey of the residence to develop our findings, opinions, and recommendations. In existing construction, many of the structural components and systems are covered by interior and exterior finishes that prevent observation and assessment of their condition. We have not been authorized to perform any destructive (or nondestructive) evaluation or testing unless specifically noted above. A detailed evaluation and analysis of every structural member, even where visible, is beyond the scope of services for this letter.

Although our letter may be considered “final”, additional information may become available from other sources for many reasons, including receipt of other’s reports or additional investigative activities. Newly discovered evidence and information can affect the opinions stated within this letter. Therefore, we reserve the right to amend the report to the extent dictated by the new information.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Structural Engineering & Inspections, LLC

Chad A. Wall, PE
Senior Engineer

PHOTOGRAPHS

Photo 1: Front view of the subject property. Sag in main roof at intersection of porch roof.

Photo 2: Rear view of the subject property. Sag in the roof in line with the rear door.

Photo 3: Rear foundation wall settling and leaning out near the left rear corner.

Photo 4: Foundation blocks loose and not supporting front concrete porch.

Photo 5: Front edge of concrete porch not support. Clay brick appear to have been placed directly on top of ground and do not support slab edge.

Photo 6: Front porch slab cracked near center and sloping to the left were the slab is not supported by a foundation.

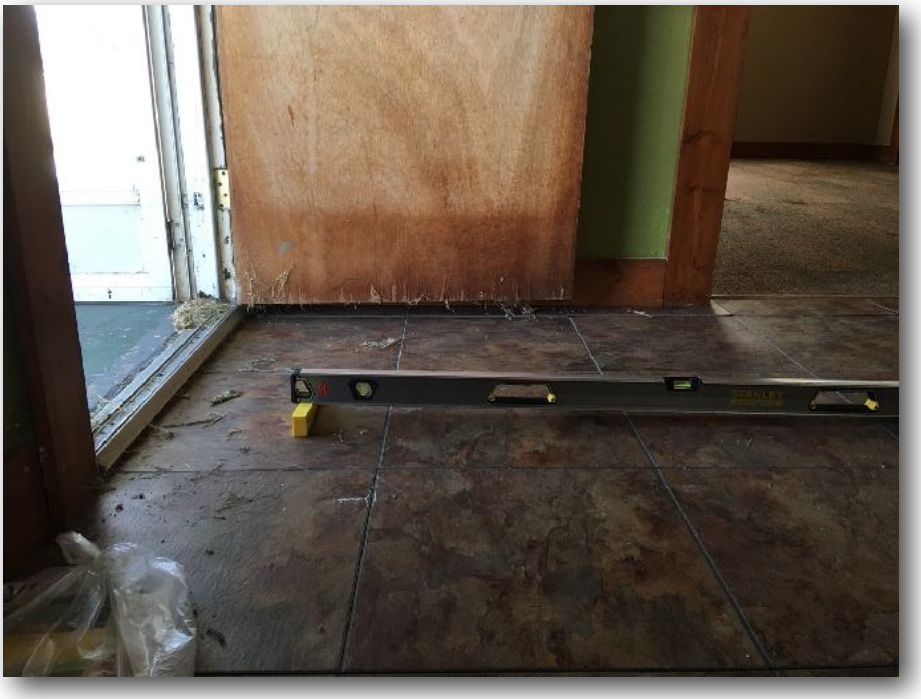


Photo 7: Front foyer floor has dropped approximately 1-1/8 inches.

Photo 8: Front left room sloping in approximately 7/8 of an inch.

Photo 9: Kitchen floor dropped toward the center by approximately 1-1/8 inches.

Photo 10: The left rear room dropped toward the center by approximately 1 inch.

Photo 11: Rear hallway has dropped toward the front by approximately 1-1/2 inches.

Photo 12: Rafters appear to be rough sawn 2x4s spaced at 24 inches on-center with new OSB sheathing placed over the original 1x6 roof slats.

Photo 13: The cinder block foundation wall bears directly on soil with no footing.

Photo 14: The left side of the crawlspace has been excavated and undermined the foundation wall.

Photo 15: The left side chimney foundation has been undermined by the excavation.

Photo 16: The foundation wall has settled a couple inches and no longer supports the house framing at the left rear corner of the house were the foundation has been undermined.

Photo 17: Extensive termite damage along the main center support girder.

Photo 18: View of center girder towards the front of house supported by temporary sleeved jack posts.

Photo 19: Prior attempts to support floor is not stable. Note missing posts.

Photo 20: Unstable beam support near the rear of the house.

A+ INSPECTIONS

State of Tennessee Home Inspector License ID Number 129
GREI (General Real Estate Inspectors) of America #TN-063 09-01
ASHI (American Society of Home Inspectors) certified member # 244471
National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT

Construction / Engineering Inspection Report

==========

1825 5th Avenue North, Nashville, TN

TO: Austin Schroll

FROM: Steve Traylor (Construction Engineer, AIC, Owner)

DATE: Friday January 8, 2016

SUBJECT: 1825 5th Avenue North, Nashville, TN

The inspection was done in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). Many components of the home are not visible during the inspection and very little historical information was provided in advance of the inspection. This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI) and the state of Tennessee. The ASHI Standards of Practice and Code of Ethics can be viewed at www.ashi.com.

Since the home was about 80 years old, there were major components that should be at the end of their normal useful life:

1. Several structural concerns were seen in the crawl space. Main wood girder beam that runs front-to-back under the center of the house is destroyed by termites under front rooms and back of house, and could fail at anytime. Main wood girder beams are deteriorated and separating. Dirt termite shelter tubes and damage found down center wood girder beam that runs from front to back in the crawl space. In the crawl space, wood girder beams are sitting directly on concrete block piers. Normally, codes require a plastic vapor barrier to separate this untreated wood from any masonry. Wood boards are

rotted out under both fireplace hearths. Fungus noted on side of at least one floor joist. Some concrete block piers are dry stacked with their blocks turned the wrong (weak) way on their sides. Per code 606.5.1, hollow concrete block piers should be capped with 4 inches of solid masonry or concrete or shall have cavities of the top course filled with concrete or grout or other approved methods. In the crawl space, concrete block piers are spaced far apart which has caused sagging in floors, walls and ceilings. In the crawl space, I see several adjustable steel jack posts used for support. Some floor joists are spaced unevenly. Ends of some floor joists are not supported in rear center crawl space where center beam and its side ledger strips are deteriorated at plumbing pipes. Floor and rear cabinet in kitchen slopes badly toward the rear where main wood girder beam is destroyed and floor framing is about to fall. In the crawl space, some wood floor joists are notched out. Codes only allow a notch of 1/6 the depth of the joist. Some joints in wood beams are not supported. Some wood sill plates are deteriorated, leaving ends of some floor joists unsupported. Left rear concrete block foundation wall has a vertical crack outside. This is the low corner under the house where water runs to and it is muddy and water stands in the crawl space during rain. Substantial repairs or demolition is required to the home. Reference pictures below:

2. Several structural concerns were seen in the attic. Roof ridge is sagged badly in the middle. Front porch ceiling sags in places. In the attic, collar ties (collar beams) are missing. Collar ties are the horizontal boards nailed across the upper third of the roof rafters. They are supposed to be on every 3rd rafter. Code 2320.12.6 and 802.3 require rafter ties (collar ties/ collar beams) at least every 4 feet, which is usually every third set of rafters. A continuous strong back is recommended under mid-span of these small roof rafters. Any brace exceeding 6-feet in length must be T-blocked 2/3 the length. Most of the roof rafters are small members and spaced far apart, causing them to sag. Per seller, a front roof dormer was removed when the roof was replaced because it was leaking. Old brick chimneys are sealed off under roof.

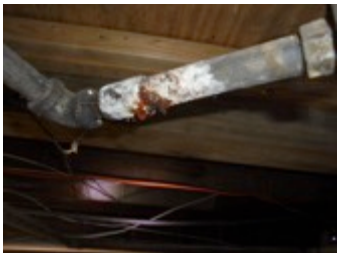



3. Front porch has settled and cracked. I couldn't see under it to see how it is supported. Left front corner of concrete porch needs supporting better. Tuck-point gaps in foundation.


4. Both wood crawl space doors are deteriorated. Bare wood is showing under front left eave. Edge of wood floor is rotted outside at rear door threshold.

5. Some old galvanized pipes are rusted badly and leaking. Several drain pipes are rusted badly too.



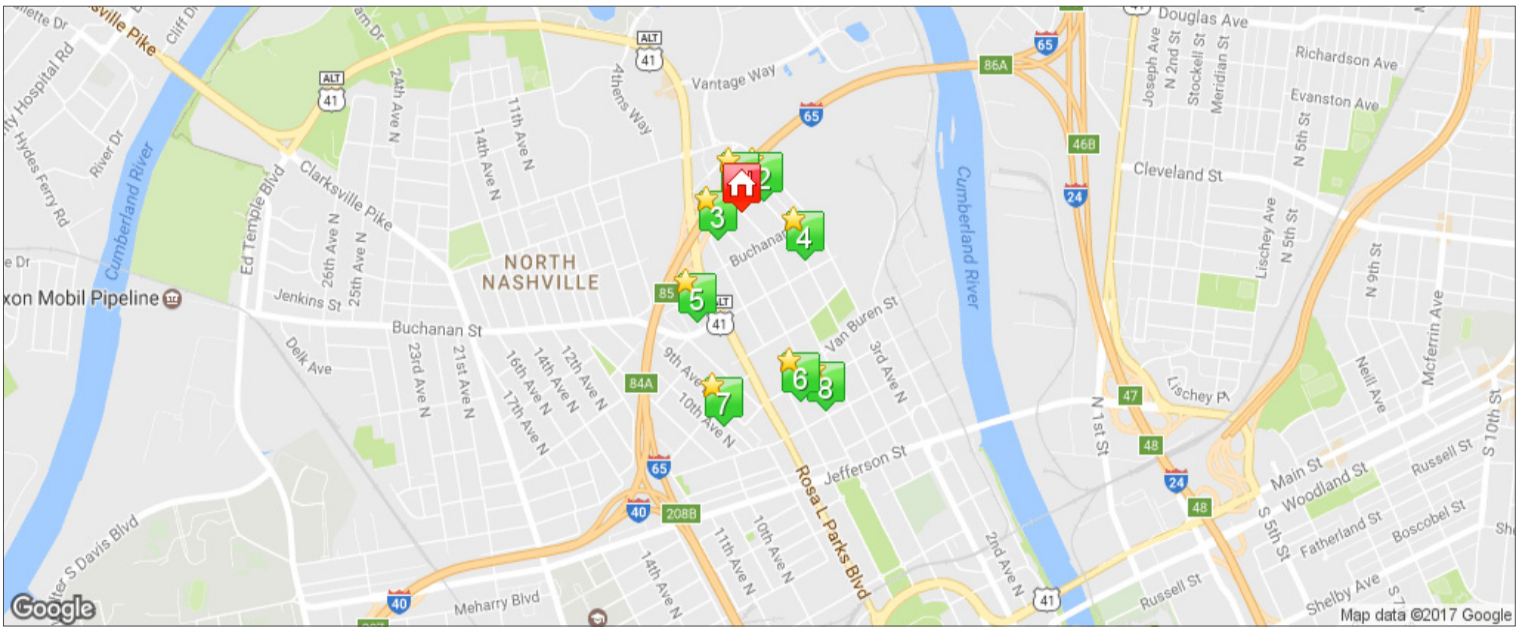



Thank you,

Steve Traylor, ACI

Owner/ Construction Engineer /ASHI Certified Inspector
A+ Home Inspection, dba A+ Services, LLC
State of Tennessee Home Inspector License ID Number 00000129
GREI (General Real Estate Inspectors) of America #TN-061909-01
ASHI (American Society of Home Inspectors) certified member # 244471
National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT

08108026400 - 1825 5TH AVE N



	Subject	Comp #1	Comp #2	Comp #3
				
Map & Parcel No	**08108026400**	**08108009800**	**08108029400**	**08108020900**
Address	**1825 5TH AVE N**	**1900 5TH AVE N**	**1825 4TH AVE N**	**1814 7TH AVE N**
Distance	**-**	199 ft	422 ft	599 ft
Sale Date	**26 Feb 2016**	8 Mar 2017	10 Jun 2016	31 Jan 2017
SalePrice/SqFt	**$180.46**	$262.61	$274.64	$183.49
Living Area	**1,044**	952	838	872
Property Type	**SINGLE FAMILY**	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neigborhood	**RES N NASHVILLE 1**	RES N NASHVILLE 1	RES N NASHVILLE 1	RES N NASHVILLE 1
Bedrooms	**2**	2	3	2
Baths	**1**	1	1	1
Half Baths	**0**	0	0	0
Year Built	**1935**	1910	1925	1930
Sale Price	**$185,000**	$250,000	$230,145	$160,000
App.Value/SqFt	**$180.46**			

	Subject	Comp #4	Comp #5	Comp #6
				
Map & Parcel No	**08108026400**	**08205002700**	**08112005800**	**08209002800**
Address	**1825 5TH AVE N**	**1707 4TH AVE N**	**1705 NASSAU ST**	**1316 7TH AVE N**
Distance	**-**	1,340 ft	1,930 ft	0.61 miles
Sale Date	**26 Feb 2016**	7 Dec 2016	2 May 2016	30 Nov 2016
SalePrice/SqFt	**$180.46**	$201.92	$238.62	$319.58
Living Area	**1,044**	1,248	1,318	1,200
Property Type	**SINGLE FAMILY**	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neigborhood	**RES N NASHVILLE 1**	RES N NASHVILLE 1	RES N NASHVILLE 1	RES N NASHVILLE 1
Bedrooms	**2**	2	3	3
Baths	**1**	1	2	1
Half Baths	**0**	0	0	0
Year Built	**1935**	1925	1930	1930
Sale Price	**$185,000**	$252,000	$314,500	$383,500
App.Value/SqFt	**$180.46**			

	Subject	Comp #7	Comp #8
			
Map & Parcel No	**08108026400**	**08112039000**	**08209003800**
Address	**1825 5TH AVE N**	**1410 10TH AVE N**	**600 MONROE ST**
Distance	**-**	0.66 miles	0.66 miles
Sale Date	**26 Feb 2016**	8 Jul 2016	12 Apr 2017
SalePrice/SqFt	**$180.46**	$239.88	$446.43
Living Area	**1,044**	1,384	1,624
Property Type	**SINGLE FAMILY**	SINGLE FAMILY	SINGLE FAMILY
Neigborhood	**RES N NASHVILLE 1**	RES N NASHVILLE 1	RES N NASHVILLE 1
Bedrooms	**2**	3	3
Baths	**1**	2	1
Half Baths	**0**	0	0
Year Built	**1935**	1920	1899
Sale Price	**$185,000**	$332,000	$725,000
App.Value/SqFt	**$180.46**		