

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, JUNE 20, 2024**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. May 16, 2024

4. APPROVAL OF THE AGENDA

5. VERIFICATION OF PROPER NOTIFICATION

6. VERIFICATION OF NO CONFLICT OF INTEREST

7. NOTICE OF RIGHT TO APPEAL

8. OLD BUSINESS

9. NEW BUSINESS

A. **V-24-10** - Kimberly Lavender is requesting a variance from the side setback requirements found in Table 4-3 for RS-1 (Single Family Residential) for a residence located at 4 Booth Estates.

10. DISCUSSION

11. CITIZEN COMMUNICATIONS

12. ADJOURNMENT

NOTICE OF RIGHT TO APPEAL

In accordance with section 11-52-81 of the *Code of Alabama*, any party aggrieved by a decision of this Board tonight may within 15 days from tonight appeal to the Tuscaloosa County Circuit Court by filing with this board a written notice of appeal specifying the decision from which the appeal is taken. This right to appeal is available to the person or entity petitioning this Board tonight and all other parties that may be aggrieved by a decision of this Board.



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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, MAY 16, 2024**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, May 16, 2024, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, Mrs. Taylor-White, and Mr. Brian Chandler. Absent and failing to vote was Ms. Tena Phifer. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mr. Chris Cunningham, Mrs. Holly Phillips and Mrs. Morgan Williams.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for March 21, 2024. **Seconded by Mr. Haynie.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mrs. Taylor-White; and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Mr. Haynie to approve the agenda for May 16, 2024. **Seconded by Mr. Chandler.** Roll call vote was as follows: Mr. Haynie – Yes; Mr Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mr. Shobe – Yes; and Mrs. Taylor-White – Yes. **Motion Carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest - None

Notice of Right to Appeal

Old Business

New Business

- A. **V-24-8** - Lynwood Springer is requesting a variance for a property located at 123 30th Avenue; A) From the arterial street requirements found in Section 409.1.1.a.2. B) From the duration of stay found in Section 409.1.1.f.4.

Lynwood Springer, 15202 Stonehedge Cliffs Road, stated that the variance we are requesting for the arterial street is that the code requires 50 foot of arterial road frontage. Mr. Springer told the Board that the site proposes 30 sites with an 8-foot property fence that will have a gated entrance and pedestrian gate that includes a keypad entry. He stated that though he does not have a picture or sketch of the gate entrance for this property but stated it will be 70-80' off the road. He stated that 95% of the homes in the 5th Street area are rental property.

Mr. Garner asked Mr. Springer if the site will provide electricity and sewage. Mr. Springer stated all sites will have electrical hook up and sewage disposal, as well as water. The sites we are proposing are gravel or concrete and the RV Park will include amenities such as gated pet area and pavilion.

Mr. Haynie asked if there would be a privacy fence and what materials they are looking at using. Mr. Springer stated that are looking at a 8 foot privacy fence that will be made out of wood or metal.

Mr. Garner asked with the gated fence how entry would be gained. Mr. Springer stated that renters will be given an individual gate code with their stay to gain entry through the main entry and the pedestrian gate.

Mr. Shobe asked if Mr. Springer had a traffic study done and if he had a picture of where the gate entry would be. Mr. Springer stated that he does not have a picture of the gate entry and he did not do a traffic study. He stated he has had this property and that 30th Avenue is a dead end. The traffic down this street is not heavy.

Mr. Garner asked if the extension of the stay was for a specific reason. Mr. Springer stated yes that they have done the research through RV Park groups and a lot of parks do a season special for sporting events. He stated that they will be very particular on the RV's that will be allowed at the park. They are 10 years or newer, with maybe the exception of an older model RV that has been approved by submitting pictures of the outside appearance.

Chairman Garner opened the floor up for a public hearing.

Justin Synder, represented his father that owns the property adjacent to the this site, stated that they have no objections to the property being turned into an RV Park and the variances that have been requested. He stated they do have a concern with the flooding and water issue along the street. He stated they already have water and flooding that happens to the property around them and wonders if their will be a way to keep from the issue getting worse and where is the water from the development going to go.

Mrs. Phillips stated that she is not sure if gravel is allowed in this zoning or not. She stated that during the construction phase the applicant will have to submit plans that will have engineering involved and looks at the drainage and requirement for the increase in run off. She stated if there were gravel pads it would allow for more infiltration for run off but there are compatible detention system but either way they will not be allowed to increase their run off from this development.

Mrs. Taylor-White asked if staff had received a landscape plan yet. Mrs. Phillips stated she was not sure if a landscaping plan has been completed yet but there are landscaping requirements that will need to be met. Patten stated no, not yet but we did sit down with the applicant at a pre-design meeting and made them aware of the landscaping requirements that will be needed.

With no one else to appear before the board, Chairman Garner closed the public hearing.

Mr. Springer stated that he and his engineer are aware of the flooding and water issues on 30th Avenue. He stated that the water does run down to the river. Mr. Springer stated that they will be installing and doing whatever is needed for drainage. He stated that he thought gravel would help with the storm water and he

would prefer to use gravel. Mr. Springer stated that research on using concrete pads for the RV sites have reported issues with the renters not putting blocks down and during set up causing the concrete to crack to the ground. He stated that if concrete is needed, he could do a boarder of concrete around the site and gravel in the center. He stated that the concrete boarder will keep gravel nice and neat in the area.

Mr Haynie asked staff with there being upgrades to the park, are there future plans for upgrading 30th Avenue. Mrs. Phillips stated there are no plans at this time to widen or upgrade 30th Avenue. The city just recently had 30th Avenue resurfaced.

Mr. Garner asked the petitioner to explain the reasoning behind the variance on extending the duration of stay.

Mr. Springer stated that they are asking for this variance for a convenience for renters during the fall season. He stated that if they had to work within the 60-day duration they could.

Mrs. Taylor-White asked if the applicant was up for negotiations on the timeframe. Mr. Springer stated they would just like to be able to offer renters during football season a week to put their RV out before the first week of football season and a week at the end of the season to all renters time to pack their items up.

Mr. Garner made a statement allowing the extension could help with football traffic.

Mr. Shobe asked if there would be night security. Mr. Springer stated no that they will have cameras and the gate will remain closed.

Mr. Chandler asked staff if the remaining days not requested in this variance would go back to the ordinance on the 60-day duration of stay. Mrs. Ramm stated yes.

Mr. Springer stated that I would only need the extension on duration of stay at the timeframe requested only and is okay with the 60-day duration the rest of the year.

Motion by Mr. Chandler to grant Lynwood Springer a variance from the recreational vehicle park standards of 1) the arterial street frontage requirements, and 2) the maximum duration of stay, to allow rentals for a maximum of 105 consecutive days between August 24th and December 7th for the property located at 123 30th Avenue. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Chandler – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mr. Haynie - Yes **Motion Carried.**

- B. V-24-9** – Hightown Properties, LCL is requesting a variance from the required side setback found in Table 4-3 for a commercial property located on 36th Street and east of 26th Avenue.

Jonathan Bonner, with Insite Engineering, residential address 1109 Kingdom Road N, represented the owner Paige Howard, stated that this is a property for commercial development that is near 36th Street. He stated that the property was first platted in 1939 as Sallys Subdivision. Mr. Bonner stated that there is an unused/unplatted road that runs on the east side of this lot and the currently zoning regulations that are currently in place require a side set back of 40 foot. He stated that this particular lot on this area there is only about 27 of buildable area. This creates a hardship and they are asking for a variance from the side

setbacks to observe a 10 foot setback. Mr. Bonner stated that he believes that the city maintains this road does to a utility easement that runs through the road.

Mr. Haynie asked if it was far to say that the road isn't even there. Mr. Bonner stated yes it has grown up and put it is possible but would require the city to move the water line.

Mr. Chandler asked if the water line is in the road. Mr. Bonner stated yes.

Chairman Garner opened the floor up for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

Motion by Mr. Haynie to grant Hightown Properties, LLC a variance to reduce the side yard on street setbacks from 40 feet to 10 feet for the property located directly west of 2430 36th Avenue. **Second by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – yes; and Mr. Chandler – Yes. **Motion Carried.**

X. DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 20, 2024

AGENDA ITEM

Case Number: V-24-10

Request: A variance from setback standards

Location: 4 Booth Estates

Applicant: Kim Lavender

SUBJECT PARCEL

Zoning: Residential Single Family (RS-1)

Zoning of Adjacent Property: Residential Single Family (RS-1)

Proposed Action: To reduce the side setback requirement for a residential lot.

STAFF COMMENTS

Kim Lavender is requesting a variance from the setback standards for a lot in the RS-1 zoning district. Those standards are found in table 6-2 and are included below:

Table 6-2: Lot Area, Setback, Bulk Regulations and Parking Requirements: Conventional Subdivisions.

Zone ¹	Min. Lot Area (Sq. Ft.)	Min. Lot Width ² (Ft.)	Setbacks (in feet)				ISR ³	Height (Ft.)	Off-Street Parking
			Front	Rear	Side Yard	Side yard on Street			
RS-1	15,000	95	40	50	14	25	0.30	35	2
RS-2	12,000	85	35	35	12	25	0.40	35	2
RS-3	9,000	75	30	35	10	20	0.45	35	2
RS-4 ⁴	6,000	60	20	20	7	15	0.50	35	2

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 1109.3 of the Northport Municipal Code are as follows:

1108.03. Standards for Variances. *The Board of Zoning Adjustment shall grant no variance in the strict application of the provision of this Ordinance unless it finds that the following requirements and standards are satisfied. In general, the power to authorize a variance from the terms of this Ordinance shall be sparingly exercised. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by the Zoning Ordinance. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land.*

The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate in writing that the appeal for the variance conforms to all of the requirements and standards listed below:

A. *The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Ordinance on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

B. *The granting of the variance will not permit the establishment of any use, which is not permitted in the district.*

C. *There must be proof of unique circumstances: there must exist special circumstances or conditions fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*

D. *There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances shall not be considered.*

E. *That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board of Zoning Adjustment is the minimum variance that will accomplish this purpose.*

F. *That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*

G. *That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.*

The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

SUMMARY

Kim Lavender is requesting a variance from the side setback requirements for an RS-1 lot. The zoning ordinance currently requires that lots in this zoning district maintain a 14' side setback. Based off of tax map measurements, the existing residence appears to be approximately 14' off of the east side lot line and approximately 48' off of the west side lot line. The applicant is proposing to construct an addition of 4' onto both the east and west sides of the house, which would encroach approximately 4' into the required east setback.

For a hardship, the applicant has cited a limited amount of space, as well as an unconventional layout of the floor plan.

MOTION:

I make a motion to grant Kim Lavender a variance to reduce the side yard setbacks on an RS-1 lot to allow an addition as shown on the site plan for the property located at 4 Booth Estates.



City of Northport
Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

Date of Application: May 6, 2024

SUBMITTAL CHECKLIST

- ☒ Completed Application
- ☐ Designation of Agent Form (if applicant is not property owner)
- ☐ \$75 Appeal Fee (additional fees may apply)
- ☒ Names and Addresses of all Adjoining Properties
- ☒ Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

PROPERTY INFORMATION

Property Address: 4 Booth Est Northport, AL 35473
Property Subdivision and Lot Number: Booth Estates/4
Property Zoning District: RS-1
Existing Buildings on Property: one single family home
Proposed Construction on Property: 4ft wide addition to each end of home and updates to the inside

PETITIONER INFORMATION

Petitioner Name: Kim Lavender
Petitioner Phone: 205-527-3897 Petitioner Email: msklav31@yahoo.com
Petitioner Address (if different than property information above): _____

Petitioner is Owner of Property (if yes, skip owner information): ☒ Yes ☐ No

OWNER INFORMATION

Owner Name and/or Company: _____
Owner Mailing Address: _____
Owner Phone: _____ Owner Email: _____

☒ BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: Kim Lavender Date: May 6, 2024



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

REQUEST INFORMATION

Describe the nature of the request:

This is an older home with limited closet space and storage space. The addition to each end of the home will allow for a larger closet for two bedrooms and extra space for the laundry room and carport storage area.

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

Some of the work that was done in the home was probably done to make the home more attractive at that time, but it actually limited the space within the home. It appears that the master bedroom had a closet and a previous owner turned it into a closet/bathroom, which made both very small. It also appears that there was some type of wall separating the living room and dining room. This wall was removed and this has caused the ceiling of that area to start to sink down.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

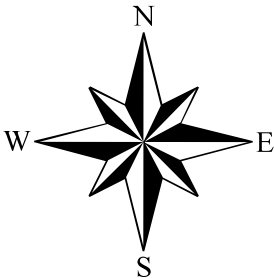
Updates to the home would increase the value of the home and should help increase the value of the homes around it. The addition would still leave significant space between the home and the property line on each side of the home. There should be no negative impact to the neighborhood or my direct neighbors.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:

N/A

Northport Zoning Board of Adjustment

Variance Request



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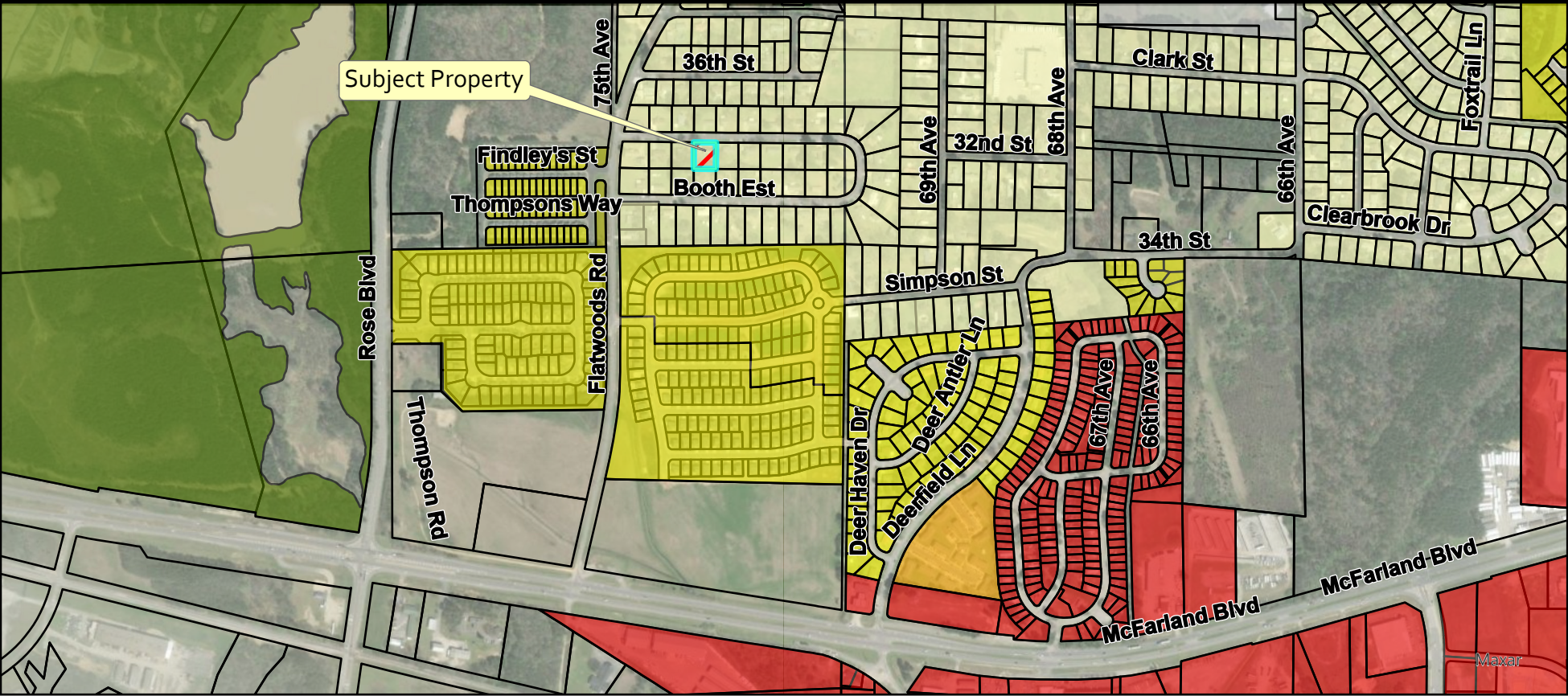
Parcels

□ Parcels

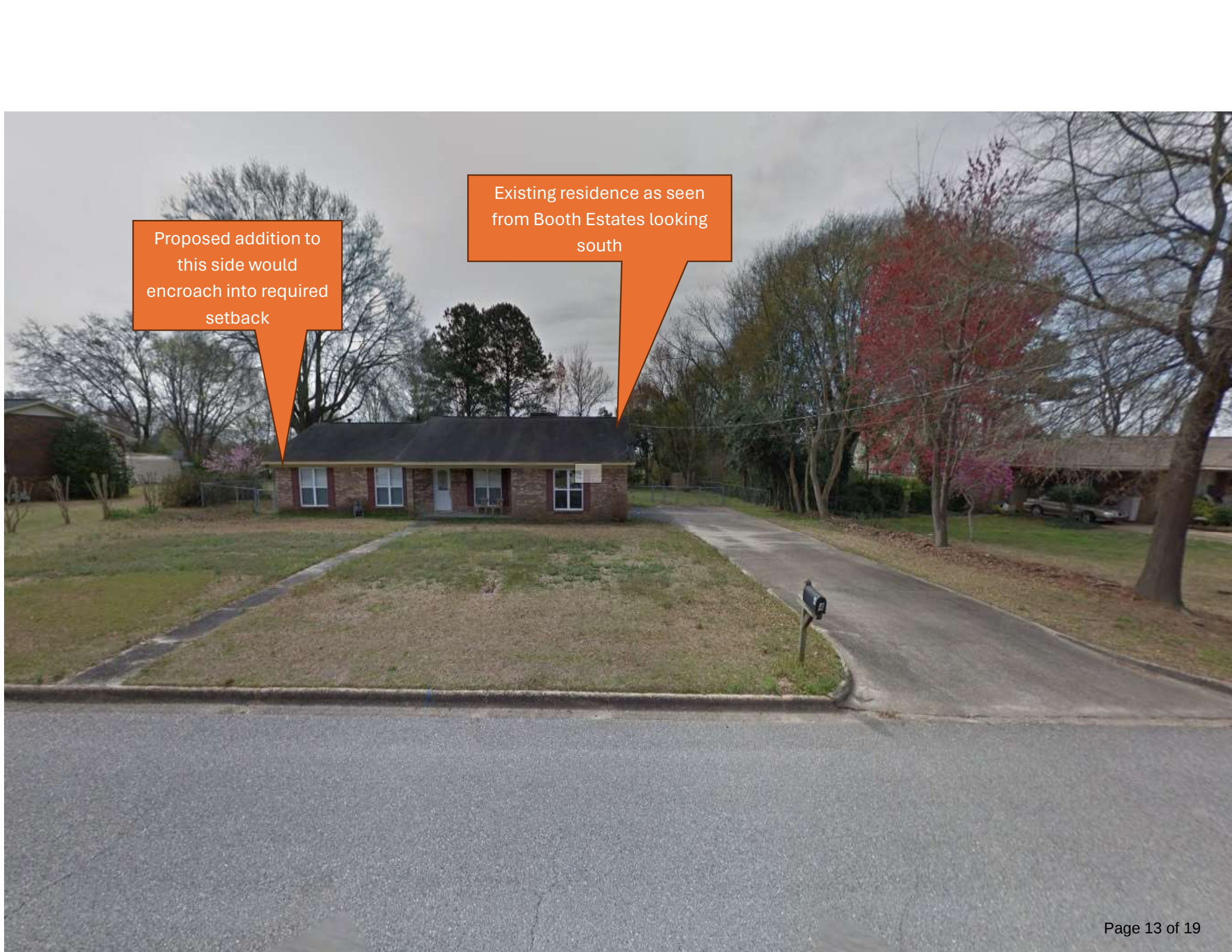
Zoning

- Commercial Highway
- Heavy Industrial
- Office and Institutional

- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property

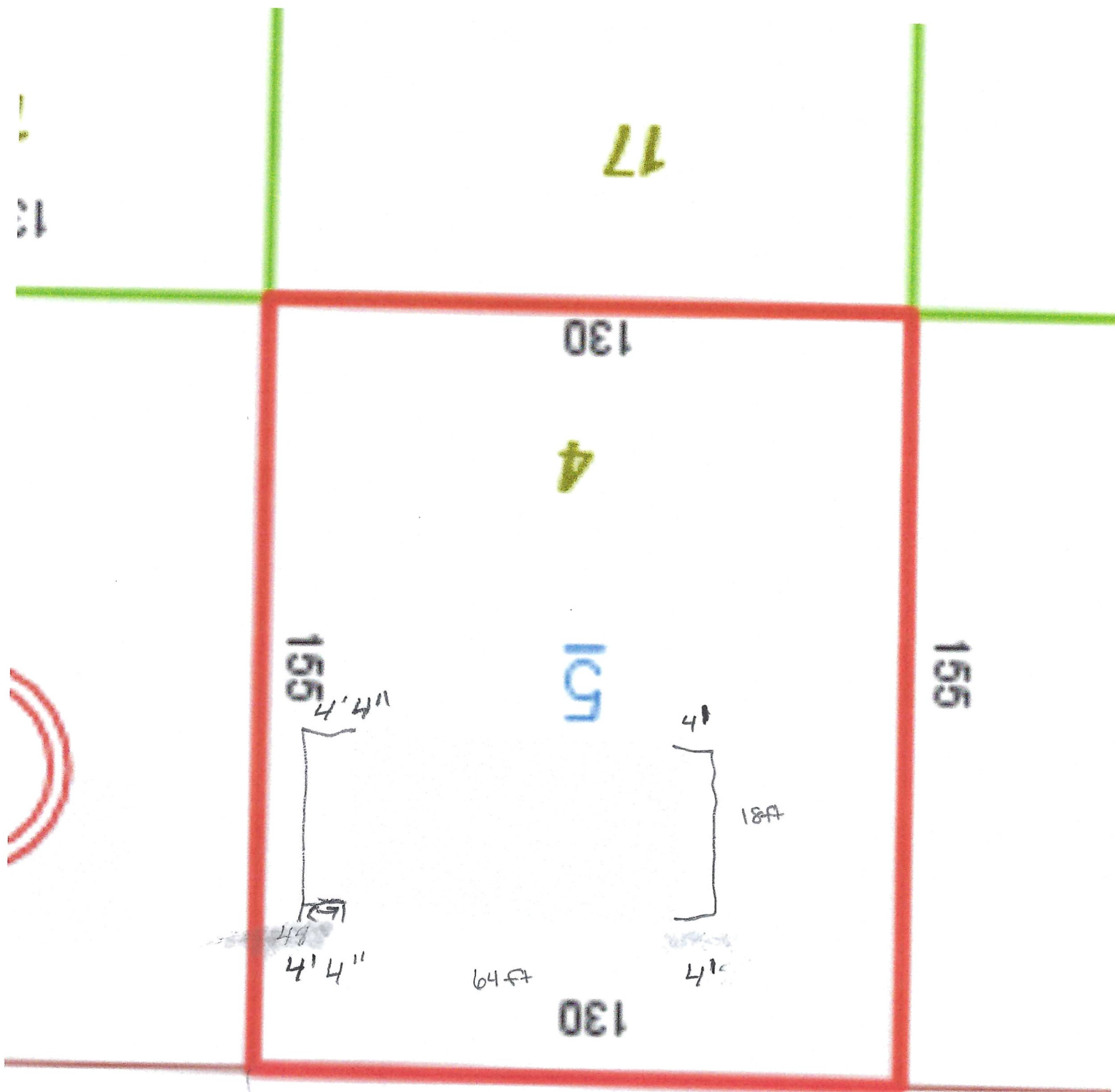


Maxar



Proposed addition to
this side would
encroach into required
setback

Existing residence as seen
from Booth Estates looking
south



Real Property Assessment - TUSCALOOSA County

LEIGH ANN FAIR, TAX ASSESSOR

714 Greensboro Avenue, Room 108

Tuscaloosa, AL 35401

HALL BOBBIE SUE (LIFE ESTATE)

5 BOOTH ESTS

NORTHPORT, AL 35473 - 2115

Account: 59834

Year: 2023

Owner Name:	HALL BOBBIE SUE (LIFE ESTATE)									
Parcel/PPIN/STR:	32-01-12-1-004-004.000 / 31828 / 12/21S/11W					Deed Bk/Pg:	2018/6759 4/2/2018			
Physical Addr:	5 BOOTH EST					Calc/Deed Ac:	0/0		Tax Due:	\$0.00
Imp Desc:	RES,UTIL					Calc Type:	Cost		Fees/Interest Due:	\$0.00
Legal Description:	LOT 5 IN BOOTH ESTATES SUBD.									

Description	CLASS	OVR or BOE	Mun	EX	Appraised	Use	Assessed
LAND - Front_Foot - // 130 FF	3		5	H3 65	\$18,500.00	\$0.00	\$1,860.00
SINGLE FAMILY	3		5	H3 65	\$93,400.00	\$0.00	\$9,340.00
UTILITY STEELOR ALUM. PREFAB AVERAGE	3		5	H3 65	\$3,500.00	\$0.00	\$360.00
Total:					\$115,400.00	\$0.00	\$11,560.00

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES		TIMBER TAX		TOTAL DUE
\$11,560.00	\$0.00	STATE	\$75.14	\$11,560.00	\$75.14	\$0.00	FIRE:	\$0.00	ACRES:	0	\$0.00
PENALTY ASSESSED		COUNTY	\$121.38	\$11,560.00	\$121.38	\$0.00	ESC:	\$0.00	TAX:	\$0.00	\$0.00
\$0.00		CITY	\$132.94	\$11,560.00	\$132.94	\$0.00	Nuisance:	\$0.00			
		SCHOOL	\$115.60	\$11,560.00	\$115.60	\$0.00	StWater	\$0.00			

Real Property Assessment - TUSCALOOSA County

LEIGH ANN FAIR, TAX ASSESSOR

714 Greensboro Avenue, Room 108
Tuscaloosa, AL 35401

COCHRANE TORREY J

PO BOX 1496
NORTHPORT, AL 35476

Account:	40245
Year:	2023

Owner Name:	COCHRANE TORREY J					
Parcel/PPIN/STR:	32-01-12-1-003-009.000 / 15490 / 12/21S/11W			Deed Bk/Pg:	824/531 6/23/1981	
Physical Addr:	24 BOOTH EST			Calc/Deed Ac:	0/0	Tax Due: \$802.34
Imp Desc:	RES			Calc Type:	Cost	Fees/Interest Due: \$0.00
Legal Description:	LOT 24 IN BOOTH ESTATE SUBD					
Description				CLASS	OVR or BOE	Assessed
LAND - Front Foot - // 130 FF				2	5	\$18,500.00
SINGLE FAMILY				2	5	\$85,700.00
Total:						\$104,200.00
						\$0.00
						\$20,840.00

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES	TIMBER TAX	TOTAL DUE
\$20,840.00	\$0.00	STATE	\$135.46	\$0.00	\$0.00	\$135.46	FIRE: \$0.00	ACRES: 0	\$802.34
PENALTY ASSESSED		COUNTY	\$218.82	\$0.00	\$0.00	\$218.82	ESC: \$0.00	TAX: \$0.00	
\$0.00		CITY	\$239.66	\$0.00	\$0.00	\$239.66	Nuisance: \$0.00		
		SCHOOL	\$208.40	\$0.00	\$0.00	\$208.40	StWater: \$0.00		

Real Property Assessment - TUSCALOOSA County

LEIGH ANN FAIR, TAX ASSESSOR

714 Greensboro Avenue, Room 108

Tuscaloosa, AL 35401

REGIONAL PROPERTIES INC

9040 SUNSET DR STE 70

MIAMI, FL 33173

Account: 40309

Year: 2023

Owner Name:	REGIONAL PROPERTIES INC									
Parcel/PPIN/STR:	32-01-12-1-004-011.000 / 64130 / 12/21S/11W					Deed Bk/Pg:	2020/3248 1/30/2020			
Physical Addr:	17 BOOTH EST					Calc/Deed Ac:	0/0		Tax Due:	\$1,048.74
Imp Desc:	RES					Calc Type:	Cost		Fees/Interest Due:	\$0.00
Legal Description:	LOT 17 IN BOOTH ESTATES SUBD									

Description	CLASS	OVR or BOE	Mun	EX	Appraised	Use	Assessed
LAND - Front_Foot - // 130 FF	2		5		\$18,500.00	\$0.00	\$3,700.00
SINGLE FAMILY	2		5		\$117,700.00	\$0.00	\$23,540.00
Total:					\$136,200.00	\$0.00	\$27,240.00

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES		TIMBER TAX		TOTAL DUE
\$27,240.00	\$0.00	STATE	\$177.06	\$0.00	\$0.00	\$177.06	FIRE:	\$0.00	ACRES:	0	\$1,048.74
PENALTY ASSESSED		COUNTY	\$286.02	\$0.00	\$0.00	\$286.02	ESC:	\$0.00	TAX:	\$0.00	
\$0.00		CITY	\$313.26	\$0.00	\$0.00	\$313.26	Nuisance:	\$0.00			
		SCHOOL	\$272.40	\$0.00	\$0.00	\$272.40	StWater	\$0.00			

Real Property Assessment - TUSCALOOSA County

LEIGH ANN FAIR, TAX ASSESSOR

714 Greensboro Avenue, Room 108

Tuscaloosa, AL 35401

BAILEY CONNIE VICTORIA

3 BOOTH EST

NORTHPORT, AL 35473 - 2115

Account: 60171

Year: 2023

Owner Name:	BAILEY CONNIE VICTORIA						
Parcel/PPIN/STR:	32-01-12-1-004-006.000 / 25703 / 12/215/11W				Deed Bk/Pg:	803/205 4/25/1980	
Physical Addr:	3 BOOTH EST				Calc/Deed Ac:	0/0	Tax Due: \$0.00
Imp Desc:	RES				Calc Type:	Cost	Fees/Interest Due: \$0.00
Legal Description:	LOT 3 IN BOOTH ESTATE SUBD						
Description		CLASS	OVR or BOE	Mun	EX	Appraised	Use
LAND - Front_Foot - / / 130 FF		3		5	H3 65	\$18,500.00	\$0.00
SINGLE FAMILY		3		5	H3 65	\$84,900.00	\$0.00
Total:						\$103,400.00	\$0.00
							\$10,360.00

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES		TIMBER TAX		TOTAL DUE
\$10,360.00	\$0.00	STATE	\$67.34	\$10,360.00	\$67.34	\$0.00	FIRE:	\$0.00	ACRES:	0	
PENALTY ASSESSED		COUNTY	\$108.78	\$10,360.00	\$108.78	\$0.00	ESC:	\$0.00	TAX:	\$0.00	\$0.00
\$0.00		CITY	\$119.14	\$10,360.00	\$119.14	\$0.00	Nuisance:	\$0.00			
		SCHOOL	\$103.60	\$10,360.00	\$103.60	\$0.00	StWater	\$0.00			

Real Property Assessment - TUSCALOOSA County

LEIGH ANN FAIR, TAX ASSESSOR

714 Greensboro Avenue, Room 108

Tuscaloosa, AL 35401

LAVENDER KIMBERLY R

4 BOOTH ESTS
NORTHPORT, AL 35473

Account: 60605

Year: 2023

Owner Name:	LAVENDER KIMBERLY R									
Parcel/PPIN/STR:	32-01-12-1-004-005.000 / 78817 / 12/21S/11W				Deed Bk/Pg:	2011/1356 1/27/2011				
Physical Addr:	4 BOOTH EST				Calc/Deed Ac:	0/0	Tax Due:	\$468.13		
Imp Desc:	RES				Calc Type:	Cost	Fees/Interest Due:	\$0.00		
Legal Description:	LOT 4 IN BOOTH ESTATE SUBD									
Description				CLASS	OVR or BOE	Mun	EX	Appraised	Use	Assessed
LAND - Front_Foot - // 130 FF				3		5	H1	\$18,500.00	\$0.00	\$1,860.00
SINGLE FAMILY				3		5	H1	\$115,100.00	\$0.00	\$11,520.00
Total:								\$133,600.00	\$0.00	\$13,380.00