



#### **IDENTIFICATION**

Property Name (if any): John Nelson House

Address: 657 Park Avenue

Date of Construction: c. 1885

Architect/Builder, if known: unknown

Current Owner: Russell E. Fluter (trustee)

City, County: Park City, Summit County, Utah Tax Number: 657-PA-1

Legal Description (include acreage): LOT 1 657 PARK AVENUE REPLAT SUBDIVISION; ACCORDING TO THE

OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1606-1126-1127 2075-361

## STATUS / USE

Original Use: single dwelling	Current Use: single dwelling			
Property Type:	National Register of I	Historic Places:	Evaluati	on:
Building	Eligible		Landr	mark Site
Structure	Ineligible		Signif	ficant Site
Site	Listed, Date:		Non H	listoric
DOCUMENTATION				
Photographs:	Research Sources:			
Tax Photos	Sanborn Maps	City/ County Histor	ies	Newspapers
Prints:	tax Card	Personal Interviews		Other:
Historic	Census Records	rds 📕 Park City Museum		

#### DESCRIPTION

Architectural Style: modified L/T cottage					
No. Stories: 1.5					
Number of Asso	ciated Structures:	Accessory building	(s). #	Structure(s)	). #
Condition:	Good	Fair	Poor	Uninhabitab	ble/Ruin
Location:	Original location	Moved (Date:	,original locatio	on:	)
Materials: (Desc	cribe the visible mater	ials)			
Exterior Walls:	Apparent drop-novelty	wood siding and trim			
Foundation: Pou	ured cement foundation	on (apparent on front el	evation only- un	able to fully det	ermine other
elevations base	d on photos alone)				
Roof: Undeterm	ined flat shingle mater	rial- possible metal roof	ing on right side	e of prominent g	able
Windows/Doors	: Newer manufactured	d vinyl picture windows	and vinyl sliding	g window in upp	er dormer.
Two porch door	s appear to be wood t	frame with upper panels	s of glazing		
Additions:	Major	Minor	None		
Alterations:	Major	Minor	None		
Describe Addition	ons/ Alterations (Dates	s):			
Essential Histori	c Form: 🗖 Retains			s Not Retain	

#### NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.) A structure appears on the 1889 Sanborn Insurance map where this house is located; due to the fact that it is a similar shape to the structure that appears on the later maps, it is assumed that it was added onto and not demolished. Due to this house being built before the earliest Sanborn map, it is difficult to determine exactly when it was constructed. The property was purchased by John Nelson from the Park City Townsite Corporation in 1878.

John Nelson worked in the mining industry, but he owned many properties in the area, so it is assumed that he was in a management position, and not working in the mines themselves. He was referred to as a Colonel, but nothing else is known of him or his family. He sold the property to Dominick Dignan in 1880.

Dominick Dignan appears on the 1880 census, living in Park City with his wife Eanna and their four children. He participated in several of the social organizations in town, and died in 1882. The property eventually passed on to his son, Dominick P. Dignan, who sold in in 1902 to Rosetta Crawley.

No information could be found on Rosetta Crawley. She sold the house in 1910 to Andrew Peterson, who owned it until 1941. Andrew Peterson lived at 857 Park Avenue during the 1920 census, but moved into this house by the time of the 1930 census. He lived in this house with his wife Maud, and worked as a realtor. He also served as Summit County commissioner and also on the city council. By the time of the 1940 census, they were using this home as an income property, and it was rented by Girevin and Laura Whiting. Girevin worked as a miner, but nothing else is known of him. The house stayed in the Peterson family for many more years, but is currently owned by Russell E. Fluter.

### SIGNIFICANCE

Historic Era:
Settlement & Mining Boom Era (1868-1893)
Mature Mining Era (1894-1930)
Mining Decline & Emergence of Recreation Industry (1931-1962)

#### Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

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#### REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.

Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

#### PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

657 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—Biographical and Historical Research Materials



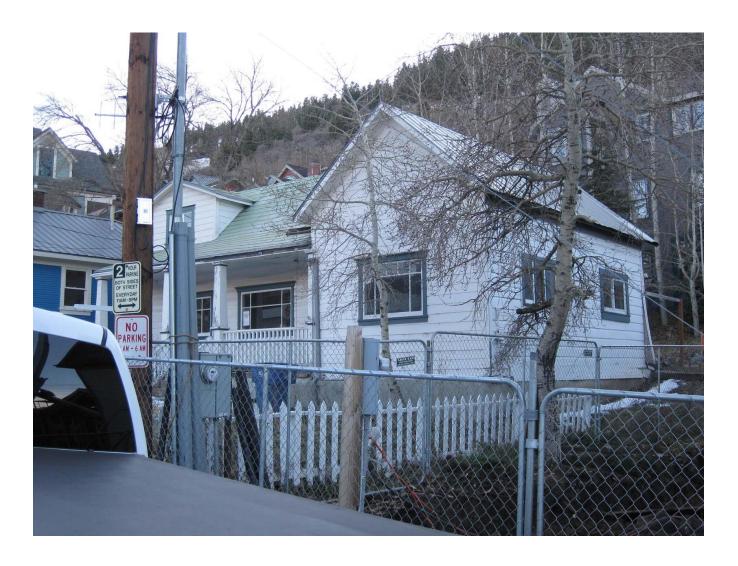
Tax photo c. 1940













657 Park Avenue. Northeast oblique. November 2013.



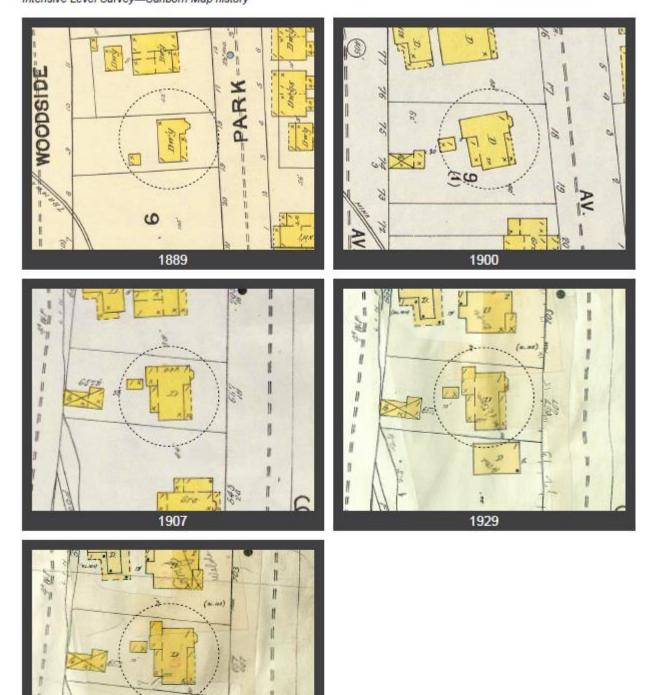
657 Park Avenue. East elevation. November 2013.



657 Park Avenue. Southeast oblique. November 2013.

13

657 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—Sanborn Map history

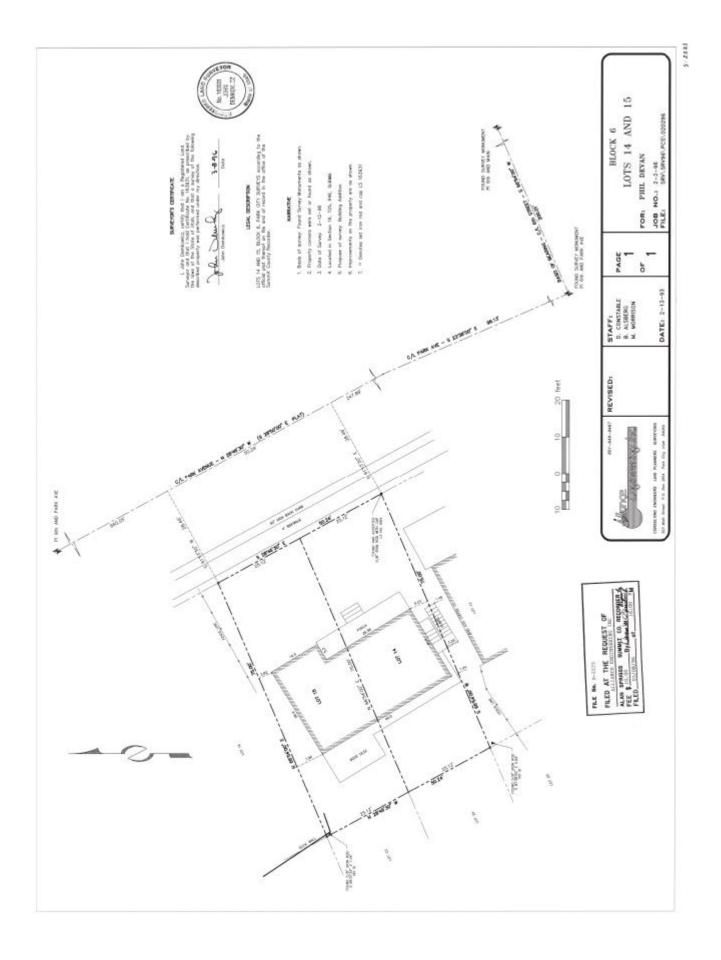


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1

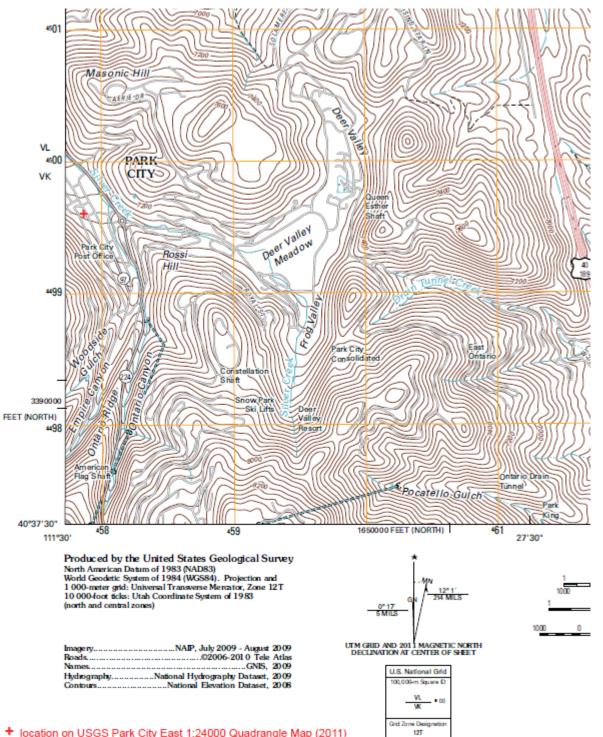
2

1941



#### 657 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey-USGS Map



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

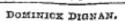
FORM	at County Reco
SEARCH	ahetract hooks
TITLE	fmm title a
	ormation

County Recorder's Office] Trom une abstract books at County Recorder's Tax Number: 657-PA-1 Legal Description (include acreage): [Obtain inform

Address: 657 Park Avenue City: Park City, UT Current Owner: Russell E. Fluter (trustee) Address: (see historic site form for a

657 Park Avenue Replat Sub., platted 9/7/1999 (PC BK6 L14&15) (see historic site form for complete legal decrintion)

				(united income	
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR	COMMENTS
10/5/1878	Frederick A. Nims	John A. Nelson	M		[L8-15]
8/28/1880	John A. Nelson	Dominick Dignan	M		[L8-15]
9/4/1902	Dominick P. Dignan, et al	Rosetta Crawley	.U.D.		"14,15"
1/21/1910	Rosetta Crawley Fuller	Andrew Peterson	.U.D.		"14, 15,23,24"
2/20/1941	Andrew Peterson, et ux	Don H. Peterson	W.D.		"14, 15,23,24"
8/19/1975	Don H. & Rose H. Peterson	Paul W. Peterson, et al	W.D.		"14, 15,23,24"
12/29/1988	Paul W. Peterson, et al	Tim Lee	.d.W		"14, 15,23,24"
12/27/1995	Timothy Lee	Philip E. & Daniel A. De Van	.U.D.		[joint ownership]
3/22/2004	Philip E. & Daniel A. De Van	EIX ITC	W.D.		
3/29/2011	EIX ITC	405 / Avalon LLC	W.D.		
12/14/2012	405 / Avalon LLC	Russell E. Fluter	W.D.		
Researcher: John E	Researcher: John Ewanowski, CRSA Architecture		Date: 4/21/2014		



When the sad intelligence reached Path City that D. Dignan's spirit had field feelings of deep regret took po-session of everyone that had the pleas use of his acquaintance. Dom uith was well known in this beginn and was inspected by every body. He was inti-timately connected will the business-interests of this place, he having fately associated himself with Col. Wall in the livery business, and was also interested in several mining properties ested in several mining properties. A few weeks ago he came up to the Park and eught cold. He applied romedies but none seemed to be of any benefit, and he returned to his home in Sait Lake Sunday, July 23d. He took to his bud and gridually grew worse until I nesday morning when he died. The deceated was a nature of Resommon Ireland, and wis 37 years of new when Ireland, and was a number of insomment instant, and was 37 years of age when the storn messenger of death summon ed hum hence. The functal was held from the residence of the family at 1 o'clock, on Weinesday. The remains were followed to the Catholic cometers is a large structure of memory. by a large procession of soriowing friends, a great many of whom were from Park City In the death of Domi-nuk Diguan, this community loses a min whose place it will be hard to sup ply. The needy scarcely ever west away from Lis door emoty, while to aid and give encouragement to a friend in distress seemed to be his preatest de light As a mark of their appreciation of the worth of the deceased, flagwere horsted at half must here, and a large number of our citizens went down large number of our citizens wend down to altend the funeral and condole with the source and widow and orphuse. The deceased was a member of the I O O F, and of the A O U W, but washined by the Ortholic church of which he was also a member. The be reaved widow and fatherless children are hereft of a lowing hu-brad and are hereft of a loving hadrad and father, and to those do our sy upathies extend in the warmest minner possible, in their hours of deep affliction.

Park Record 8/5/1882

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# Andrew Petersen Dies in Salt Lake

Andrew Petersen, Salt Lake City, died Sunday at 7:15 p.m. in a Salt Lake hospital of a heart allment.

He was born in Salt Lake City November 9, 1866, the son of Andrew and Mary Dobblestein Petersen, later moving to Summit county where he lived until three years ago.

In 1893, he married Maud Mills Petersen, who died six months ago.

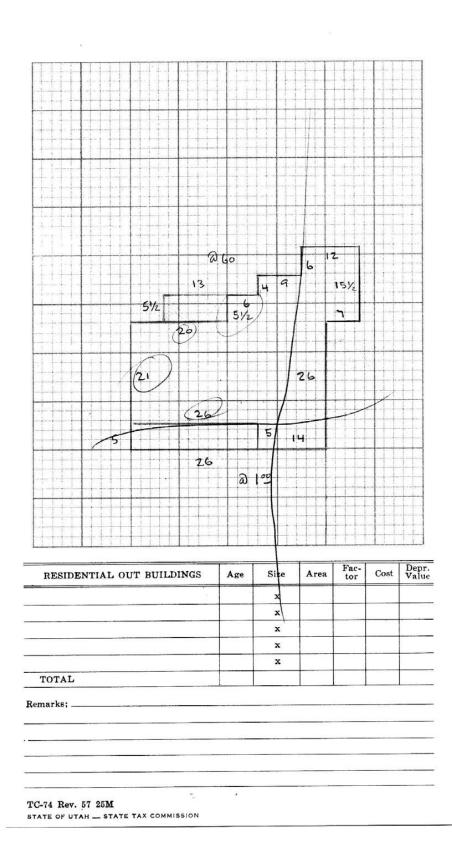
While living in Park City he served 12 years as Summit county commissioner and eight years on the Park City council. He was a member of the Woodmen of the World and a charter member of the Park City volunteer fire department. He also was a member of the Lincoln ward of the Church of Jesus Christ of Latterday Saints.

Survivors include a daughter, Mrs. Wavo Jones, Salt Lake City, and two sons, Clyde Petersen, Salt Lake City, and Don Petersen, Park City. Also surviving are the following brothers and sisters: Joseph Petersen, Provo; Adam Petersen, Lodi, California; Frank Petersen, Sacramento. California; George Petersen, Wanship, Summit county: Mrs. Minnie Brown and Mrs. Emma Redden, both of Coalville. He also is survived by 11 grandchildren and two great-grandchildren.

Functal services were held Wednesday at 2 p.m. from the L. D. S. Second ward chapel, Bishop William Durrent in charge. Burial was in the family plot in the Glenwood cemetery.

Park Record 10/24/1946

Insulation—Floors       Walls       Clgs         Roof Type       Gal       Mtl.       A         Dormers—Small       Med.       Large       120         Bays — Small       Med.       Large       120         Porches — Front       120 $0$ 130         Rear       71 $0$ 60       130         Porch $0$ 130       143       143         Porch $0$ 130       143       143         Porch $0$ 130       143       143         Porch $0$ 143       143       143         Planters $0$ $0$ 143       143         Planters $0$ $0$ $0$ $0$ $0$ Basin       Store $0$ $0$ $0$ $0$ Basin       Sink       Trays $0$ $0$ $0$ Built-in-Appliances $0$ $0$ $0$ $0$ $0$ Built-in-Appliances       Radint $0$ $0$ $0$ $0$ $0$ Floor       Fir       Hd. Wd       Other <th>Serial</th> <th>No</th> <th>PC 10</th> <th>) (</th> <th><u> </u></th> <th></th>	Serial	No	PC 10	) (	<u> </u>	
Kind of Bidg.       RES       St. No.       St. Park Are         Class       Type 1 2 4 0 Gost \$					~	
Kind of Bidg.       RES       St. No.       St. Park Are         Class       Type 1 2 4 0 Gost \$	-		/			
Class       Type 1 2 2 (1) Cost §       X       9         Stories       Dimensions       Cu. Pt.       Sq. Ft.       Factor       Totals         1       x       x       12 1 4       \$ 2.65 $\odot$ x       x       12 1 4       \$ 2.65 $\odot$ x       x       12 1 4       \$ 2.65 $\odot$ x       x       x       12 1 4       \$ 2.65 $\odot$ x       x       x       12 1 4       \$ 2.65 $\odot$ x       x       x       12 1 4       \$ 2.65 $\odot$ GarCarport       x       Fir.       Walls       Class         Foundation       Stories       Additions       Fordations       Fordations         Foundation       Stories       Mail       Stories       Fordations       Fordations         Insulation       Floor       Mail       Ease       12 $\odot$ Fordations       Fordations         Bays       Small       Med.       Large       12 $\odot$ Fordations       Fordations         Porch       Gar       Gar       Fordations       Fordations       Fordations       Fordations         Rear       71       Go       Gar       Fordations <td< th=""><th></th><th>(1997) - 1997 (1997) - 1997</th><th>1</th><th></th><th></th><th>-</th></td<>		(1997) - 1997 (1997) - 1997	1			-
Stories       Dimensions       Cu. Ft.       Sq. Ft.       Factor       Totals         1       x       x       12.14       \$ 2.65.0         x       x       12.14       \$ 2.65.0         x       x       x       12.14       \$ 2.65.0         GarCarport       x       x       12.14       \$ 2.65.0         GarCarport       x       x       12.14       \$ 2.65.0         Description of Buildings       Additions       Additions       \$ 7.65.0         Foundation-Stone       Conc.       None       \$ Additions         Foundation-Stone       Walls       Class       \$ 12.0         Basy = Small       Med.       Large       \$ 12.0         Rear       71       \$ 60       \$ 12.0         Rear       71       \$ 60       \$ 12.0         Basement Entr.       Rear       \$ 12.0       \$ 12.0         Basin       Sint       Total       \$ 17.0         Blain       Sint	. / ~	-	1027	range A		-
1       x       x       12.14       \$ 2.650         x       x       12.14       \$ 2.650         x       x       12.14       \$ 2.650         garCarport       x       Fir.       Walls       Cl.         Description of Buildings       Additions       Additions         Foundation-Stone       V       Conc.       None         Ext. Walls       S.6.00       None       Ext. Walls       Additions         Foundation-Floors       Walls       Clgs       Additions         Roof Type			Cost \$		X	%
x       x       x         garCarport       x       Fir.       Walls       Cl.         Description of Buildings       Additions         Foundation-Stone       V       Conc.         Ext. Walls       Stand       None         Bays       Stand       None         Bays       Stand       Large         Porches       Ga       12.0         Base       Stand       Large         Porchs       Ga       12.0         Base       Mtl. Rail       Basement Entr.         Planters       Ga       Ga         Planters       Ga       Ga         Plumbing       Class       Tub       Tras         Basin       Sink       Toile       Z         Plumbing       Class       Tub       Tras         Wir. Sftr.       Sink       Garbage Disp.       H40         Built-in-Appliances       Garbage Disp.       H40         Built-in-Appliances       Sink	Stories Dimensions	Cu. Ft.	Sq. Ft.	Factor	r Totals	
x       x         GarCarport       x       Fir.       Walls       Cl.         Description of Buildings       Additions         Foundation-Stone       V       Conc.       None         Ext. Walls       Stand       Additions         GarCarport       X       Conc.       None         Ext. Walls       Stand       Additions         Good Type       Gal       Mtl.       Additions         Roof Type       Gal       Mtl.       Additions         Dorners-Small       Med.       Large       12.0         Bays       Small       Med.       Large       13.0         Porchs       Foor       Gal       H3         Porch       Gal       Gal       Gal         Basement Entr.       Gal       H3       Gal         Porch       Gal       Gal       Gal         Basement Entr.       Rooms Fin.       Unfin       J1         Cllar-Bent.       J1       Gal       Gal         Plumbing       Basin       Sink       Toilt       Targe         Built-in-Appliances       Garbage Disp.       H40       Gal         Built-in-Appliances       Mantels	<u>) x x</u>		1214	4	\$ 265	0
Gar.—Carport x       Fir.       Walls       Cl.         Description of Buildings       Additions         Foundation—Stone       Conc.       None         Ext. Walls       Standard       None         Ext. Walls       Standard       None         Ext. Walls       Standard       None         Dormers—Small       Med.       Large       12.0         Bays = Small       Med.       Large       12.0         Porches       Fond       G       13.0         Rear       71.0       G       14.3         Porch       G       14.3       14.3         Porch       G       14.3       14.3         Porch       G       14.3       14.3         Porch       G       14.3       14.3         Porch       G       14.4       14.4         Basement Entr.       10.1       11.0       11.0         Planters       G       11.0       11.0       11.0         Basin 1       Sink 7.1       Unfin       34.7         Planters       Basin 1       Sink 7.5       11.4       14.0         Basin 1       Sink 7.5       G.7       14.0       14.0	X X					
Description of Buildings     Additions       Foundation—Stone     Conc.     None       Ext. Walls     State     None       Insulation—Floors     Walls     Class       Porches     G     12.0       Bass     State     G       Porch     G     12.0       Rear     71.0     G       Planters     G     12.0       Bassement Entr.     G     12.0       Planters     G     12.0       Basin     Sink     Trates       Basin     Sink     Trates       Basin     Sink     Trates       Basin     Sink     Toile       Built-in-Appliances     Garbage Disp.     H40       Built-in-Appliances     Garbage Disp.     H40       Built-in-Appliances     Radiant     Air Cond.       File     Hd. Wd.     Other     State       Cabinets     Mantels     Storm Sash     Nood D.       File - Wall	x x					
Foundation_Stone       Conc.       None         Ext. Walls       Store       Mill       Store         Insulation_Floors       Walls       Cigs         Roof Type       Mtl.       Addition         Dormers_Small       Med.       Large       12.0         Bays       Small       Med.       Large       12.0         Porches       Font       12.0       G       12.0         Rear       71.0       G       12.0       H3.0         Porches       Mtl. Rail       Bassement Entr.       G       12.0         Planters       G       O       13.0       13.0         Callar-Bent.       74.16       Ya % Yull       Floor       13.0         Basin       Sink       Toolfin       34.7       34.7         Planters       G       Garbage Disp       14.4       0         Basin       Sink       Toolfin       34.7       01.0       01.0       Garbage Disp         Built-in-Appliances       Garbage Disp       14.4       0       01.0       Garbage Disp       14.4       0         Floor       Fin       Hd. Wd.       Other       5.0       5.0       5.0       5.0       5	GarCarport x Fir	Walls	Cl	-/		5.255 B
Ext. Walls Standard Walls Clgs Insulation—Floors Walls Clgs Insulation—Floors Walls Clgs Insulation—Floors Walls Clgs Insulation—Floors Mtl. Additions Insulation Floor I is a straight of the straight of th	Description of Build	lings		Additions		20005
Insulation—Floors       Walls       Clgs         Roof Type       Gal       Mtl.         Dormers—Small       Med.       Large         Bays - Small       Med.       Large         Porches—Front       130 $1^{\circ 2}$ 130         Rear       71 $6^{\circ}$ $6^{\circ}$ $4^{\circ 3}$ Porch $6^{\circ}$ $6^{\circ}$ $4^{\circ}$ $1^{\circ}$ $1^{\circ}$ $1^{\circ}$ Porch $6^{\circ}$ $6^{\circ}$ $4^{\circ}$ $1^{\circ}$ $1^{$	Foundation—Stone $\_ \lor$ Conc		None/	1	-	
Roof Type       Mtl.       A         Dormers-Small       Med.       Large         Bays - Small       Med.       Large         Porches - Front       130 $120$ Rear       71 $60$ $43$ Porches       Mtl. Rail $120$ $43$ Porch $60$ $43$ Planters $60$ $70$ Basin       Sink $70$ Basin       Sink $70$ Built-in-Appliances $60$ $70$ Heat       Stor $710$ $70$ Gas       Cora       Pipeless </td <td>Ext. Walls Stang</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Ext. Walls Stang					
Dormers-Small       Med.       Large       120         Bays - Small       Med.       Large       120         Porches - Front       130       120       130         Rear       71       60       43         Porch       60       43         Planters       60       43         Cellar-Bsmt.       14/5/24/34 Full       Floor         Basin       Sink       Trats         Basin       151k       Trats         Basin       Sink       Tolle         Wtr. Str.       Shr. St       0.T.         Built-in-Appliances           Heat       Store       H.A.       Steam         Floor       Fir       Hd. Wd.       Other         Cabinets       Mantels       Floors         File       Walls       Wainseot       Floors <tr< td=""><td>Insulation—FloorsWalls</td><td> Clgs</td><td></td><td></td><td></td><td></td></tr<>	Insulation—FloorsWalls	Clgs				
Bays - Small MedLarge       I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ Porches - Front I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ I $\overset{\circ}{}$ Rear 71       I $\overset{\circ}{}$ I $\overset{\circ}{}$ Porch       I $\overset{\circ}{}$ I $\overset{\circ}{}$ Metal Awnings       Mtl. Rail         Porch       I $\overset{\circ}{}$ I $\overset{\circ}{}$ Metal Awnings       Mtl. Rail         Basement Entr       II         Planters       III         Cellar-Bemt 1/4 1/2 1/2 1/3 1/4 Full       Floor         Basin       Sink         Itic Rooms Fin       Unfin         Oli       Rear         Wtr. Sftr       Sink         Built-in-Appliances       Built-in-Appliances         Heat Store       H.A	Roof Type Mtl	. A.l.	· · · · /		_	
Porches – Front       130 $0$ $130$ Rear       71 $0$ $43$ Porch $0$ $0$ Metal Awnings       Mtl. Rail $0$ Basement Entr. $0$ $0$ Plumbing       Rooms Fin.       Unfin. $347$ Calas       Tub       Traxs $347$ Plumbing       Class       Tub       Traxs         Basin       Sink       Toile $347$ Plumbing       Class       Tub       Traxs         Basin       Sink       Toile $347$ Plumbing       Class       Tub       Traxs         Built-in-Appliances       Garbage Disp. $440$ Built-in-Appliances       Bir/ $410$ Bils       Coa       Pipeless       Radiant         Air Cond       Hd. Wd. $610$ $620$ Floor       Finish       Finish       Floors $5107$ </td <td>Dormers-Small Med</td> <td> Large</td> <td></td> <td>120</td> <td></td> <td></td>	Dormers-Small Med	Large		120		
Rear       71       6       43         Porch       6       43         Porch       6       43         Basement Entr.       9       6         Planters       9       6         Cellar-Bsmt.       1/4 ½ ½ ½ ¾ Full       Floor         Bsmt. Apt.       Rooms Fin.       Unfin.         Attic Rooms Fin.       Unfin.       347         Plumbing       Class       Tub       Traxs         Basin       Sink       7       014         Basin       Sink       7       040         Unfin.       347         Wtr. Sftr.       Sink       7         Dishwasher       Garbage Disp.       440         Built-in-Appliances	Bays — Small Med	Large	_/			
Porch       Image: Mtl. Rail         Basement Entr.       Image: Mtl. Rail         Basement Entr.       Image: Mtl. Rail         Planters       Image: Mtl. Rail         Basin       Image: Mtl. Rail         Basin       Image: Mtl. Rail         Basin       Image: Mtl. Rail         Cellar-Bsmt.       Image: Mtl. Rail         Basin       Image: Mtl. Rail         Class       Image: Mtl. Rail         Basin       Image: Mtl. Rail         Plumbing       Mtl. Rail         Class       Image: Mtl. Traxs         Basin       Image: String         Oil       Gas         Coad       Pipeless         Radiant       Matels         Floor       Fir         Hd. Wd       Other         Cabinets       Mantels         File       Walls         Wainseot       Floors         Storm Sash       Wood D.         Year Built       Arg. Go </td <td>Porches-Front130</td> <td></td> <td>2/100</td> <td>130</td> <td></td> <td></td>	Porches-Front130		2/100	130		
Metal Awnings       Mtl. Rail         Basement Entr.       Planters         Planters       Planters         Cellar-Bsmt.       -1/4 ½ ½ ½ ¼ ¼ Full         Floor       Bsmt. Apt.         Remodel Year       Remodel Year         Basement Entr.       Unfin         Planters       Q         Cellar-Bsmt.       -1/4 ½ ½ ¼ ¼ Yull         Floor       Basin         Basin       Name         Class       Tub         Image: Class       Tub         Class       Tub         Class       Tub         Martin       Star         Built-in-Appliances       Garbage Disp         Built-in-Appliances       Basin         Heat       Steam         Store       Hd. Wd.         Floor       Fir         Hd. Wd       Other         Cond.       Floors         Floor       Steam         File       Wainseot         Floors       Storm Sash         Wood D.       S.         Storm Sash       Wood D.         Age       Commission Adj.         Martels       Bidg. Value         Depr. Col(T)2 3 4 5 6 30	Rear7\		1_60_	43		
Basement Entr.       0         Planters       0         Cellar-Bsmt.       -1/4 ½ ½ ½ ¾ Full         Bsmt. Apt.       Rooms-Fin.       Unfin.         Bsmt. Apt.       Rooms-Fin.       Unfin.         Attic Rooms Fin.       Unfin.       347         Plumbing       Class       Tub       1         Masin       Sink       701kt       347         Plumbing       Wtr. Sftr.       Shr. St.       0.T.         Built-in-Appliances       Garbage Disp.       4400         Built-in-Appliances       Radiant       Air Cond.         Finish-Fir       Hd. Wd.       Pipeless       Radiant         Air Cond.       Floors       Storm Sash-Wood D.       S.       ; Metal D.       S.         File - Walls       Wainseot       Floors       5torm Sash-Wood D.       S.       ; Metal D.       S.         Fotal Additions       10 % 0       .       .       Bidg. Value       8 37 3 0         Inf. by       Owner - Tenant -       Bidg. Value       Bidg. Value       Depr. Coi(T)2 8 4 5 6 50 %       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	Porch		2			
Planters       Cellar-Bsmt 1/4 1/2 1/2 3/4 Full       Floor         Bsmt. Apt.       Rooms Fin.       Unfin.         Attic Rooms Fin.       Unfin.       347         Attic Rooms Fin.       Unfin.       347         Plumbing       Class       Tub       Trays         Basin       Sink       Toilet       7         Wtr. Sftr.       Shr. St.       0.T.       1440         Built-in-Appliances       Garbage Disp.       1440         Built-in-Appliances       Gas       Coa       Pipeless         Heat       Store       H.A.       Steam       Stkr.       Bir         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.	Metal Awnings Mtl.	. Rail				
Planters       0         Cellar-Bsmt.       -14 1/4 1/2 1/3 1/4 Full         Bsmt. Apt.       Rooms Fin.         Unfin       0         Bsmt. Apt.       Rooms Fin.         Unfin       0         Class       Tub         Basin       Sink         Version       Sink         Plumbing       Class         Class       Sink         Wtr. Sftr.       Shr. St.         Oil       Gas         Basin - Steam       Stkr.         Built-in-Appliances       Radiant         Heat       Ascong         Pipeless       Radiant         Air Cond.       Finish         Finish       Fir         Hd. Wd.       Other         Cabinets       Mantels         File       Wainseot       Floors         Storm Sash       Wood D.       S.       ; Metal D.       S.         Year Built       Avg.       Current Value       \$ 3 7 3 0         Age       Current Value       S 3 7 3 0         Inf. by       Owner - Tenant -       Bidg. Value       Depr. Col(1) 2 3 4 5 6       3 0 %         Remodel Year       Est. Cost       Current Value	Basement Entr.		0		1	
Cellar-Bsmt 1/4 1/2 1/2 1/2 1/4 1/2 1/4 1/2 1/4 1/2 1/4 1/2 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4	Planters				1	
Bsmt. Apt.       Rooms Fin.       Unfin.         Attic Rooms Fin.       Unfin.       347         Plumbing       Basin       Sink       Trais         Basin       Sink       Toile       Image: Constraint of the second seco	Cellar-Bsmt 1/4 1/4 1/4 1/4 3/4 Full				1	
Attic Rooms Fin.       Unfin.       347         Plumbing       Class       Tub       Trays         Basin       Sink       Toilet       Image: Sink         Plumbing       Basin       Sink       Toilet       Image: Sink         Wtr. Sftr.       Shr. St.       Q.T.       UHO         Built-in-Appliances       Garbage Disp.       H40         Built-in-Appliances       Floor       H.A.       Steam         War Cond       Ster       Bir       Oil         Gas       Coa       Pipeless       Radiant         Air Cond       Air Cond       Floors       Floors         Finish       Fir       Hd. Wd       Other       Other         Cabinets       Mantels       Floors       Storm Sash       Storm Sash         File       Walls       Wainseot       Floors       Storm Sash       Storm Sash </td <td></td> <td></td> <td></td> <td></td> <td>7</td> <td></td>					7	
Plumbing       Class       Tub       Trars         Basin       Sink       Toild       Toild         Wtr. Sftr.       Shr. St.       O.T.       Dishwasher         Dishwasher       Garbage Disp.       H40         Built-in-Appliances       Heat       Steam       Stkr.       Hr         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.	/ /	/	+	347	1	
Plumbing       Basin       Sink       Toile         Wtr. Sftr.       Shr. St.       O.T.         Dishwasher       Garbage Disp.       UU0         Built-in-Appliances       Stkr.       Flir         Built-in-Appliances       Stkr.       Flir         Oil       Gas       Coa       Pipeless         Radiant       Air Cond.       Stkr.       Flir         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.       Mantels       Floor       Fir       Hd. Wd.         Floor       Fir       Hd. Wd       Other       Other         Cabinets       Mantels       Storms       Storms       Storms         Storm Sash       Wood D.       S.       ; Metal D.       S.         Year Built       Avg.       Current Value       \$ 3730         Age       Commission Adj.       %         Inf. by       Owner - Tenant - Neighbor - Record - Est.       Bidg. Value       Bod.       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119		,	I.s.		1	
Wtr. Str.       Str. St.       Q.I.         Dishwasher       Garbage Disp.       H40         Built-in-Appliances       Garbage Disp.       H40         Built-in-Appliances       Steam       Stkr.       BirX         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.	Basin Sink	1.				
Built-in-Appliances         Heat_Stove       H.A.         Steam       Stkr.         Built-in-Appliances         Heat_Stove       H.A.         Steam       Stkr.         Built-in-Appliances       Ha.         Oil       Gas         Coa       Pipeless         Radiant       Air Cond.         Finish       Fir         Finish       Fir         Hd. Wd       Other         Cabinets       Mantels         File       Wainseot         Floors       Storm Sash         Wood D.       S.         Storm Sash       Wood D.         Storm Sash       Nood D.         Storm Sash       So         Cotal Additions       10% 0         Year Built       Avg.         Age       Commission Adj.         Commission Adj.       %         Inf. by       Owner - Tenant -         Neighbor - Record - Est.       Bidg. Value         Depr. Col(1) 2 3 4 5 6       30 %         Remodel Year       Est. Cost	wtr. Sitr Snr. 2	St	ф.т.			
Heat_Stove       H.A.       Steam       Stkr.       Birx         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.	DishwasherG	arbage Dis	p	440	-	
Heat_Stove       H.A.       Steam       Stkr.       Birx         Oil       Gas       Coa       Pipeless       Radiant         Air Cond.	Built-in-Appliances		+		4	
Air Cond.	Heat-Stove H.A Steam	_ Stkr		Mediation 4		
Finish Fir       Hd. Wd.         Floor Fir       Hd. Wd.         Cabinets       Mantels         Cabinets       Mantels         Tile - Walls       Wainseot         Storm Sash       Wood D.       S.         Storm Sash       Wood D.       S.         Fotal Additions       1080         Year Built       Avg.       Current Value         Age       Commission Adj.       %         Inf. by       {Owner - Tenant - Neighbor - Record - Est.       Bidg. Value         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	Oil Gas Coal Pipel	essF	adiant		-	
Floor       Fir       V       Hd. Wd       Other         Cabinets	Air Cond				4	
Cabinets       Mantels         File - Walls       Wainseot         Floors       Storm Sash         Storm Sash       Wood D.         Storm Sash       Storm Sash         Fotal Additions       1080         Year Built       Avg. Age         Inf. by       Owner - Tenant - Neighbor - Record - Est.         Remodel Year       Est. Cost	Finish— FirHd. Wd				100	
File - Walls       Wainseot       Floors         Storm Sash       Wood D.       S.       ; Metal D.       S.         Storm Sash       Wood D.       S.       ; Metal D.       S.         Fotal Additions       1080	Floor- Fir Hd. Wd	Other				
Storm Sash-Wood D.       S.       ; Metal D.       S.         Fotal Additions       1080         Year Built       Avg. Age       Current Value       \$ 3730         Inf. by       Owner - Tenant - Neighbor - Record - Est.       Bidg. Value       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	Cabinets Mantels				-	
Total Additions       Year Built     Avg. Age     Current Value     \$ 3730       Inf. by     Owner - Tenant - Neighbor - Record - Est.     Bidg. Value     %       Remodel Year     Est. Cost     Current Value Minus Dept.     \$ 1119	Tile – WallsWainseot	Floor	ъа			
Year Built       Avg. Age       Current Value       \$ 3730         Inf. by       Owner-Tenant - Neighbor - Record - Est.       Bidg. Value       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	Storm Sash-Wood D S;	Metal D	s		-	
Year Built       Avg. Age       Current Value       \$ 3730         Inf. by       Owner-Tenant - Neighbor - Record - Est.       Bidg. Value       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119						
Year Built       Avg. Age       Current Value       \$ 3730         Inf. by       Owner-Tenant - Neighbor - Record - Est.       Bidg. Value       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	/		1			
Year Built       Avg. Age       Current Value       \$ 3730         Inf. by       Owner-Tenant - Neighbor - Record - Est.       Bidg. Value       %         Remodel Year       Est. Cost       Current Value Minus Dept.       \$ 1119	Total Additions		X	1080		
Age     Commission Adj.       Inf. by     Owner - Tenant - Neighbor - Record - Est.     Bidg. Value       Remodel Year     Est. Cost     Current Value Minus Dept.	Year Built	Current	Value		\$ 272	~
Inf. by     Owner - Tenant - Neighbor - Record - Est.     Bidg. Value       Depr. Col(1)2 3 4 5 6     30 %       Current Value Minus Dept.     \$ 1 1 9		1		1 %	1° 5 100	2
Remodel Year Est. Cost Current Value Minus Dept. \$ 1 1 9				1		
	<b>C</b>					
Farage - Class Depr. 2% 3% Carport - Factor					\$ 1119	
Cars Floor Walls Roof Doors						
Size-20 x 40 Age 30- Cost 416 x 30% 125	Size- <u>20</u> x <u>40</u> Age <u>304</u>	Cost	416	_ x <u>30</u> %	125	
Other	Other					
Total Building Value \$		To	otal Building	Value	\$	
Appraised 12-3 1957 By 1331	Appraised $2 - 3$	1957	By 1	231		



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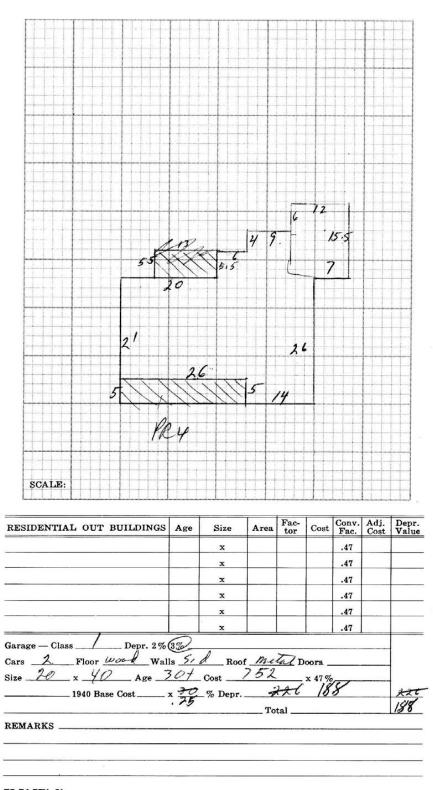
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Planning Department/ Park City Corporation

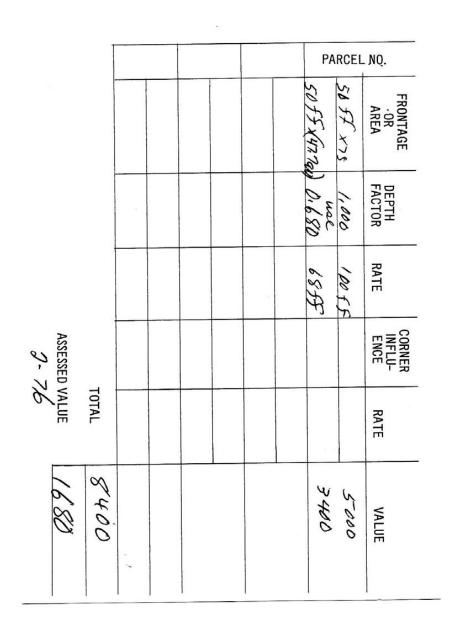
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		D C	: 101		OF
		Seri	al Number		Card Number
Owners 1	lame				
Location	0		~	E 7 0	
Kind of 1	Bldg. Res				
Class	3	<b>Type</b> 1 2	3 (4) Cost \$ _	4831	X <u>/00</u>
Stories	Dimensions	Sq. Ft.	Factor	Totals	Total
	x x	1215	-	\$ 4831	\$
	x x				
	x x		_		
Att. Gar	-C.P x ]	Flr Wa	lls Cl		-
	Description	of Buildings		Addition	s Addition
Foundatio	n-Stone X	_ Conc	Sills		
Ext. Wall	s_Sid				$\Delta$
Roof Type	Gab	Mtl	Sha		1
Dormers-	-Small Me	d. Z I	arge	240	5 5
	all Med _				Y'
Porches-	Front	(	3001	22 229	8
Rear			7240 .3	a 22	
Porch	······		@		, i i i i i i i i i i i i i i i i i i i
					0
	Entry				
	nt 1/4 1/3 1/2 2/3				1
Bsmt. Gar					2.
	Apt Rms.	Fin.	Rms.		2
		** **		925	5 2
	/ Class 2	Tub /	Trays		
	$\begin{cases} Class \underline{2} \\ Basin \underline{-} \\ Wtr. Sftr. \underline{-} \end{cases}$	Sink	Toilet	650	2
Plumbing	Wtr. Sftr.	Shr. St	O.T		
	Dishwasher	Garba	ge Disp		
	ve H.A FA			/	
Oil	Gas X_Coal	Pipeless	Radiant		
	— Full				
Finish—F	ir Hd. Wd		Panel		
Floor-Fi	r Hd. Wo	i (	Other		
	/ Mant				
Tile-Wal	lsWains	cot	_ Floors		
Storm Sa	sh-Wood D S	; Metal	D S	30	
	— Metal				
Total Add	itions			1826	
	t 1397 Avg.	Rent	acement Cost	61.53	7
_ sur bun			lescence		
1	Owner - Tenant		Bld. Value		
Inf. by G	Neighbor - Record	Est		1.9	
	Pople		. Factor		
		ment Cost-	n 2 3 4 5	0	
			Depreciation		-+
Potal Val-	1940 Ba ie from reverse side		and the second	ida	/
total valt	le from feverse side	A		130	
			Building Valu	1	
Appraised	0. 10 - 23	- 68 19	By	703	<u> </u>
Appraised	0		By		132.8



TC-74 REV. 61 STATE OF UTAH - STATE TAX COMMISSION TC-541 (M-20) (URBAN LAND CARD)

Ray D Petersen, etal PC 101 Park City J B1k6PC Utah 84060 SWD385JWD67 DQC137M70-219 PC 101 All Lots 14-15-23 & 24 B1k 6 Park City Survey (Ray D Petersen, Paul W Petersen, Keith Petersen, Donna Rose Koffard, Shirley L Hall & Robert Blaine Petersen )



(Serial No.-Owner-Add.-Desc. of Property)