

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
PORTER PAULINE D DONALD A PORTER C/O NEDYRD LLC 640 EAST HILL RD OAKHAM, MA 01068 Additional Owners:		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value
						RES BLDG	1010	159,800	159,800
						RES LAND	1010	108,700	108,700
						RES BLDG	1010	1,300	1,300
SUPPLEMENTAL DATA						Total			
Other ID: 66/16//		Deed Ref #: 25429		PROBATE					
Aff Housing Schedule ID		LCD		ASSOC PID#					
CERT		GIS ID: M_193143_899656							

228
MARLBOROUGH, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
PORTER PAULINE D		9185/ 554		U	I	0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2017	1010	120,300	2016	1010	112,500	2015	1010	102,100
								2017	1010	106,500	2016	1010	106,500	2015	1010	109,200
								2017	1010	600	2016	1010	600	2015	1010	600
								Total:		227,400	Total:		219,600	Total:		211,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0060/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	157,800
Appraised XF (B) Value (Bldg)	2,000
Appraised OB (L) Value (Bldg)	1,300
Appraised Land Value (Bldg)	108,700
Special Land Value	0
Total Appraised Parcel Value	269,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	269,800

NOTES							
BEIGE REAR = CLAPBOARD BmstFin = 0%							

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
2016-0192	02/18/2016	RS	Residential	0	05/15/2017	100	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
05/15/2017			TB	13	Building Permit
03/31/2009			RD	01	Measured & 1 Vist
03/31/2009			RD	02	Measured & 2 Vist

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1010	Single Family	A2				15,891	SF	6.84	1.0000	5	1.0000	1.00	0060	1.00				1.00	6.84	108,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1						
MIXED USE							
Exterior Wall 1	25		Vinyl Siding	Code	Description	Percentage	
Exterior Wall 2	11		Clapboard	1010	Single Family	100	
Roof Structure	03		Gable or Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2							
COST/MARKET VALUATION							
Interior Flr 1	14		Carpet	Adj. Base Rate:		151.81	
Interior Flr 2						226,045	
Heat Fuel	02		Oil	Net Other Adj:		6,000.00	
Heat Type	05		Hot Water	Replace Cost		232,045	
AC Type	01		None	AYB		1954	
Total Bedrooms	04		4 Bedrooms	EYB		1973	
Total Bthrms	1			Dep Code		A	
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms	6			Dep %		32	
Bath Style	02		Average	Functional Obslnc			
Kitchen Style	02		Standard	External Obslnc			
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		68	
				Apprais Val		157,800	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED WOOD			L	120	8.00	2008		1		100	900
SHD3	SHED MET VI			L	80	5.00	2009		1		100	400
FPL1	FIREPLACE 1			B	1	3,000.00	1973		1		100	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,008	1,008	1,008	151.81	153,024
FAT	Attic Finished	202	1,008	202	30.42	30,666
FEP	Porch, Enclosed	0	170	77	68.76	11,689
UBM	Unfinished Basement	0	1,008	202	30.42	30,666

Ttl. Gross Liv/Lease Area:		1,210	3,194	1,489		232,045
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