

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EVANS WILLIAM E TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
WESEC REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	55,900	55,900
108 HOLYOKE AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,400	350,400	
MARSHFIELD MA 02050		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1759 Total Acres .928 Chapter Lan GIS ID F_868855_2854233			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	119,400	119,400
							Total	525,700	525,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EVANS WILLIAM E TT		47540 0150	09-30-2016	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed
BEARSE KERRY W & PATRICIA TT		31196 0009	08-24-2005	U	I	100	1F	2023	1010	55,600	2022	1010	50,000
BEARSE KERRY W & PATRICIA TRS		30796 0112	06-27-2005	Q	I	367,500	00		1010	364,400		1010	300,300
ZAPPALA MATTHEW G		17738 0104	08-04-1999	U	I	1	1A		1010	109,600		1010	109,600
							Total	529,600	Total	459,900	Total	411,500	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	55,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	119,400
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	525,700
Valuation Method	C
Total Appraised Parcel Value	525,700

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
290	09-17-2007	NC	New Construct	86,000	06-18-2013	100		24X40 DET GAR UF 2ND	06-07-2017	SJD	9		01	Measure - No Entry
288	09-14-2007	AD	Addition	255,000	06-30-2013	100		2 ADD 1070'&1646',D	04-13-2015	JLF	5		30	Quality Control
163	06-04-2007	DM	Demolish	11,000	06-30-2008	100		ADD & DETACHED GAR	07-26-2013	BH			01	Measure - No Entry
144	05-01-2006	MN	Maintenance	4,500		100		BASEMENT MN SUPPORT	04-12-2013	VGS			20	Field Review
									11-28-2012	KP	5		00	Measure & Listed
									05-26-2011	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	11	Antique		Bsmt Area	885		
Model	01	Residential		Bsmt Type	03		
Grade	01	Low Cost		Unfin Area	0.00	Partial	
Stories	1.6						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood					134,273
Interior Floor 2				Net Other Adj			5,600
Heat Fuel	02	Oil		Replace Cost			139,874
Heat Type	05	Hot Water		Year Built			1750
AC Type	01	None		Effective Year Built			1973
Bedrooms	3			Depreciation Code			F
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Depreciation %			48
Total Rooms	7			Functional Obsol			
Bath Style	01	Old Style		External Obsol			
Kitchen Style	01	Old Style		Trend Factor			1.000
Extra Kitchens	0			Condition			UC
Fireplaces	1			Condition %			40
Extra Openings	0			Percent Good			40
Gas Fireplaces	0			Cns Sect Rcnld			55,900
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	04	Brick		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	885			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR7	Garage - Fin U	L	1,740	98.00	2008	A	70	C	1.00	119,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	690	690	690	113.41	78,251
BSM	Basement	0	690	138	22.68	15,650
FHS	Finished Half Story	345	690	345	56.70	39,125
PTO	Patio	0	210	11	5.94	1,247
Ttl Gross Liv / Lease Area		1,035	2,280	1,184		134,273

FHS  
BAS  
BSM

PTO

14

30

23

