

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRATT JOANNE C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GOLDSTEIN MICHAEL A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	89,900	89,900
28 WHITNEY ST				0 Light		RES LAND	1010	621,900	621,900
SUPPLEMENTAL DATA									
SHERBORN MA 01770		Alt Prcl ID	Cyclical		8	RESIDNTL	1010	600	600
		Scnd Home	500074	Exemption					
		Tax Class	T	W					
		Tot Fin Area	708	District					
		Total Acres	.207	Res Exem					
		Chapter Lan							
		GIS ID	F_886699_2848407	Assoc Pid#					
							Total	712,400	712,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRATT JOANNE C		45564 0075	05-20-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PRATT JOANNE C		38326 0081	03-15-2010	U	I	100	1A	2023	1010	96,900	2022	1010	84,300
									1010	494,200		1010	415,200
									1010	900		1010	900
							Total	592,000	Total	500,400	Total	499,200	

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

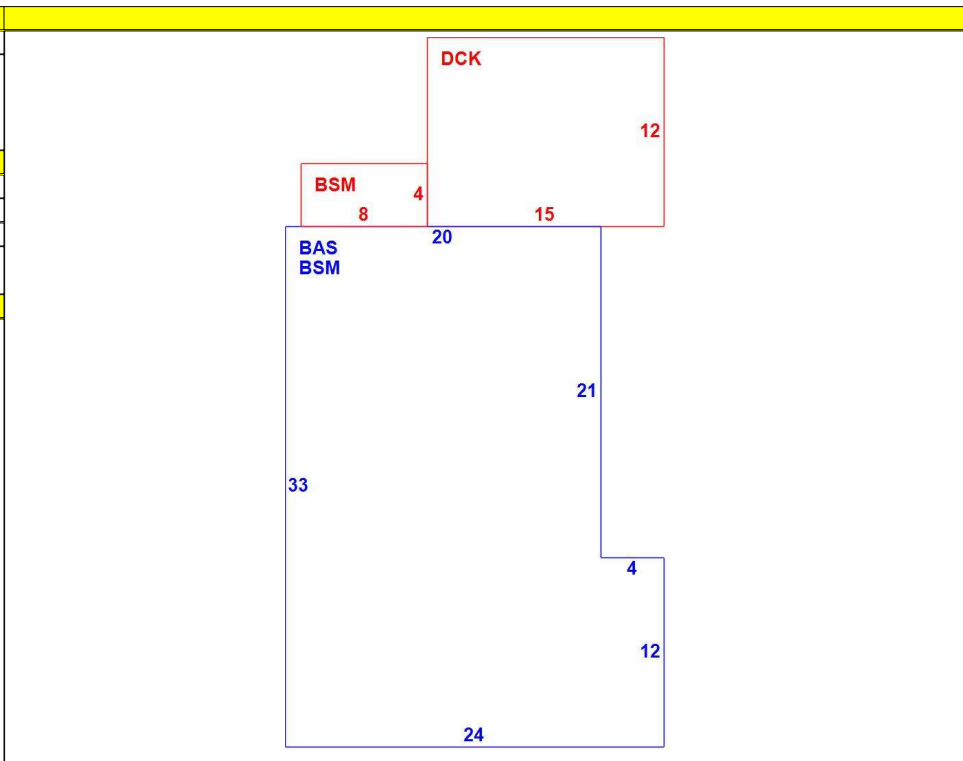
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	89,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	621,900
Special Land Value	0
Total Appraised Parcel Value	712,400
Valuation Method	C
Total Appraised Parcel Value	712,400

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
147	04-18-2003	MN	Maintenance	1,500	08-21-2004	100		REPLACE ROOFING		11-09-2022	SJT	10		01	Measure - No Entry
13422	09-20-1994	NC	New Construct	3,000		100		12X15 DECK		04-12-2013	VGS			20	Field Review
										09-13-2008	BSB		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	9,000 SF	28.67	1.00000	5	1.00	0120	2.096	ALL PARCELS ARE SUBJECT	V115	1.1500	69.10	621,900
					Total Card Land Units	0.21	AC	Parcel Total Land Area				0.21	Total Land Value			621,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	740	
Model	01	Residential	Bsmt Type	02	
Grade	03	Average	Unfin Area	0.00	Crawl
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			137,655
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		142,655
Heat Type	05	Hot Water	Year Built		1940
AC Type	01	None	Effective Year Built		1989
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	3		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		63
Gas Fireplaces	0		Cns Sect Rcnld		89,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	740		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
SHD1	Shed	L	80	21.00	1980	P	35	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	708	708	708	157.50	111,510
BSM	Basement	0	740	148	31.50	23,310
DCK	Deck	0	180	18	15.75	2,835
Ttl Gross Liv / Lease Area		708	1,628	874		137,655

