

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAGDIS CATHERINE PO BOX 754 CHARLTON CIT MA 01508			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	52,000	52,000
				0 Light		RES LAND	1010	431,100	431,100
SUPPLEMENTAL DATA						RESIDNTL	1010	1,200	1,200
Alt Prcl ID		Cyclical		8		VISION			
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 798		District							
Total Acres .1		Res Exem							
Chapter Lan						Total 484,300 484,300			
GIS ID F_887169_2848781		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAGDIS CATHERINE		LCC 130279	06-10-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
LARSON HELEN G TT		LCC 80421	07-31-1990	U	I	1	1A	2023	1010	53,600	2022	1010	49,300
									1010	328,100		1010	292,900
									1010	800		1010	800
								Total		382,500	Total		343,000
								Total			Total		312,100

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

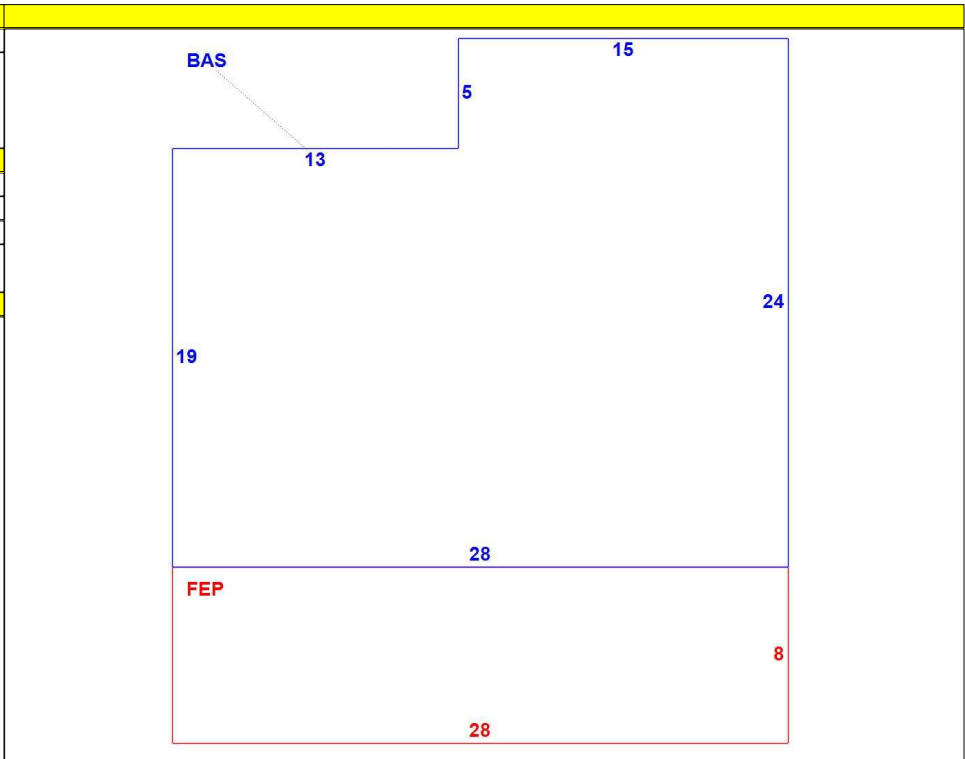
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	52,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	431,100
Special Land Value	0
Total Appraised Parcel Value	484,300
Valuation Method	C
Total Appraised Parcel Value	484,300

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
									10-19-2015	JLF	10	1	01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									09-20-1999	BSB		6	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	4,356 SF	47.22	1.00000	5	1.00	0120	2.096		1.0000	98.97	431,100	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			431,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	01	Ranch		Bsmt Area	0		
Model	01	Residential		Bsmt Type	06		
Grade	02	Below Average		Unfin Area	0.00	None	
Stories	1			CONDO DATA			
Occupancy	1			Parcel Id		C	Owne
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	04	Plywood Panel		COST / MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	05	Vinyl					
Interior Floor 2				Net Other Adj		95,158	
Heat Fuel	03	Gas		Replace Cost		4,930	
Heat Type	11	Other		Year Built		100,088	
AC Type	01	None		Effective Year Built		1900	
Bedrooms	2			Depreciation Code		1973	
Full Baths	1			Remodel Rating		F	
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %		48	
Total Rooms	3			Functional Obsol			
Bath Style	01	Old Style		External Obsol			
Kitchen Style	01	Old Style		Trend Factor		1,000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		52	
Gas Fireplaces	0			Cns Sect Rcnld		52,000	
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	0			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	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	607	607	607	128.42	77,950
FEP	Finished Enclosed Porch	0	224	134	76.82	17,208
Ttl Gross Liv / Lease Area		607	831	741		95,158

