Key: 4392

Town of Canton - Fiscal Year 2024

12/20/2023 3:22 pm SEQ #: 3,984

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HERTELLO, WILLIAM M & PAULA M 10 HARRISON RD CANTON, MA 02021	95-5	10 HARRISON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HERTELLO, WILLIAM M & PAU	01/24/2013	O	402,500	30955-347
YENSER THOMAS & THERESA		QS		3772-586

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

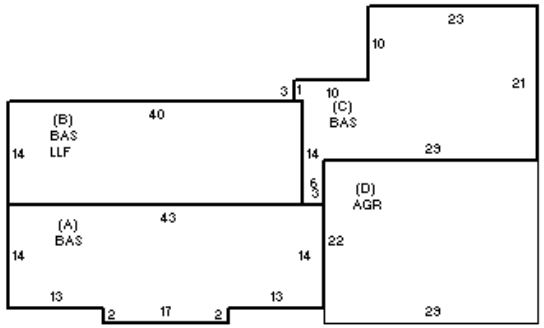
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
360	04/24/2019	3	ALTERATIONS	40,407	08/28/2019	KZ	100	100
826	08/24/2018	3	ALTERATIONS	4,248	06/03/2019	CF	100	100
1182	10/26/2015	3	ALTERATIONS	79,010	05/12/2016	CF	100	100
85	02/11/2015	3	ALTERATIONS	10,000	08/07/2015	CF	100	100
419	06/09/2014	3	ALTERATIONS	25,000	08/05/2014	CF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,150	2 1.00	100 1.00	100 1.00	336,600	1.40	100 1.00	9 1.10			326,240

TOTAL	30,150 SF	ZONING	10	FRNT	0
Ngh	2	NOTE	LOT 22 BK204 PL830 - Plot Plan		
Infl-1	FACTOR 100				
Infl-2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	326,200	326,200
BUILDING	354,600	310,700
DETACHED	23,700	22,700
OTHER	0	0
TOTAL	704,500	659,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X18		144	13.19	1,100
IPG	A 1.00	10 0.90	31X15	2014	465	54.10	22,600

PHOTO 12/02/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.20	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/2/2009	MR
LIST	12/2/2009	MR
REVIEW	1/12/2010	KC

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,359	DETAIL ADJ	1.030
$NLA(RCN)	$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,944
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,799	1959	239.13	430,195
B	LLF	L	LOWER LEVEL FIN	560	1959	173.42	97,115
D	AGR	N	ATT GARAGE	638		48.81	31,144
	F11	O	FPL 1S 1OP	1		8,581.20	8,581

TOTAL RCN 571,979

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE 1967 / 55

COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62

RCNLD $354,600