

Key: 5714

Town of ROCKLAND - Fiscal Year 2024

12/28/2023 5:05 pm SEQ #: 5,053

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FERRANTE MICHAEL D & SUSAN A				76-57-0				4 DEACON REED LN				
4 DEACON REED LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
ROCKLAND, MA 02370				FERRANTE MICHAEL D & SUSAN				05/01/1995	QS	157,550	13554-052	
				IANTOSCA TRS DEACON REED				10/04/1994	G	440,000	13185-039	
				IANTOSCA JOSEPH J JR TRUS				10/04/1994	G	440,000	13185-039	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Inl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,991	1	1.00	100	320,040	2.06	100	1.00	R05	1.05	227,040

TOTAL	14,991 SF	ZONING	R1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	1	NOTE	PUD		LAND	227,000	218,200	
Infl1	FACTOR 100		BUILDING		317,300	291,400		
Infl2	PHY 100		DETACHED		15,900	700		
			OTHER		0	0		
				TOTAL	560,200	510,300		

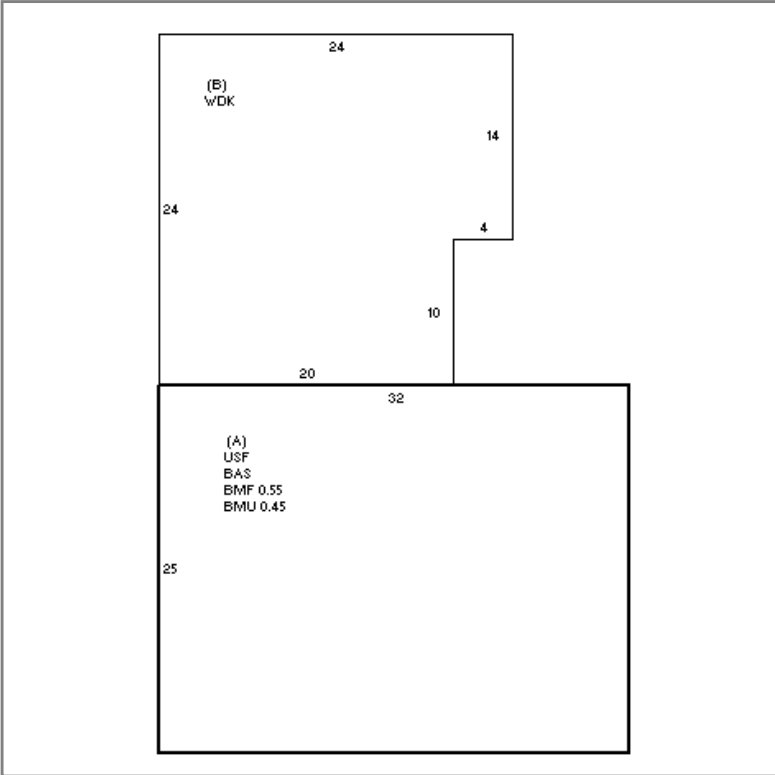
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80	1996	96	8.90	700	08/25/2017
IPV	+	1.10	SV 1.00	2022	392	38.83	15,200	



BLDG COMMENTS
BMF=FR

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2017	WFF
MODEL	1		RESIDENTIAL	LIST	8/25/2017	WFF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/12/2017	TD
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
22-0463	08/11/2022	24	POOL	38,500	04/14/2023	RC	100	100
21337	04/29/2021	26	INS/WEATHERI	2,285	04/29/2021		100	100
6252	07/06/2006	7	OTHER	4,000	09/25/2007	JF	100	100
	06/05/2006	6	CYCL GROWTH		06/05/2006		100	100
	06/05/2006	10	OTHER ADJ (+)		06/05/2006		100	100



YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,697													
NET AREA	1,600	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	360		48.05	17,298	<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr><td>EXTERIOR</td><td>A</td></tr> <tr><td>INTERIOR</td><td>A</td></tr> <tr><td>KITCHEN</td><td>A</td></tr> <tr><td>BATHS</td><td>A</td></tr> <tr><td>HEAT</td><td>U</td></tr> <tr><td>ELECT</td><td>A</td></tr> </tbody> </table>	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	U	ELECT	A
CONDITION ELEM	CD																													
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\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	440		67.45	29,679															
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	800	1994	210.27	168,214															
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	800	1994	190.93	152,747															
ROOMS	7	1.00		FLOOR COVER	12	COMB	1.00	B	WDK	N	WOOD DECK	536		37.07	19,869															
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00																							
BATHROOMS	1	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04																							
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00																							
TOT FIXTURES	5	\$3,890																												
# UNITS	1	1.00																												
EFF.YR/AGE 2001 / 21																														
COND 19 19%																														
FUNC 0																														
ECON 0																														
DEPR 19 % GD 81																														
RCNLD \$317,300																														