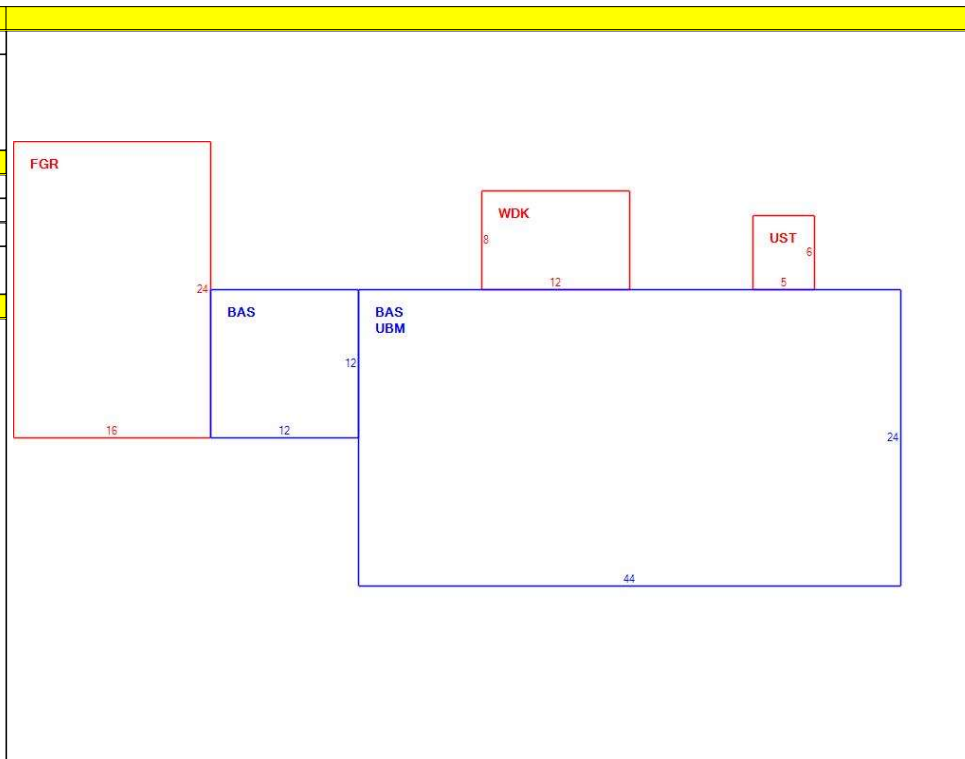


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
ONEILL SEAN M  30 HORSESHOE DRIVE  WEST BOYLST MA 01583		2	Above Street	2	Public Water	1	Paved	2	Suburban	Description	Code	Assessed	Assessed	356  WEST BOYLSTON, MA  <b>VISION</b>			
				6	Septic					RESIDNTL	1010	318,200	318,200				
										RES LAND	1010	88,000	88,000				
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	1,000	1,000				
Alt Prcl ID		Sewer Dist STERLING				Condo No				Total							
Sewer Dist		Sub Divisio				Sewer Unit 1				407,200							
Sewer Acti		Ward				S Const N				407,200							
GIS ID		M_177409_904039				Sew. Contr 2000-1W				407,200							
						W Serv ID				407,200							
						Assoc Pid#				407,200							
<b>RECORD OF OWNERSHIP</b>										<b>PREVIOUS ASSESSMENTS (HISTORY)</b>							
		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ONEILL SEAN M		51210	0100	07-16-2013	U	I	222,200	1	2023	1010	318,200	2022	1010	244,000	2021	1010	223,100
ATELLA MARY A		4768	0382	05-29-1967	U	I	0			1010	88,000		1010	88,000		1010	83,500
										1010	1,000		1010	1,000		1010	1,000
									Total		407,200	Total		333,000	Total		307,600
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>							
										Appraised Bldg. Value (Card) 314,300							
										Appraised Xf (B) Value (Bldg) 3,900							
										Appraised Ob (B) Value (Bldg) 1,000							
										Appraised Land Value (Bldg) 88,000							
										Special Land Value 0							
										Total Appraised Parcel Value 407,200							
										Valuation Method C							
										Total Appraised Parcel Value 407,200							
<b>ASSESSING NEIGHBORHOOD</b>																	
Nbhd		Nbhd Name		B		Tracing		Batch									
3																	
<b>NOTES</b>																	
2013 SALE=ESTATE SALE PER MLS																	
<b>BUILDING PERMIT RECORD</b>										<b>VISIT / CHANGE HISTORY</b>							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
2011-11-05	08-01-2011	DE	Demolish		05-09-2012	100	12-15-2011	DEMOLISH POOL DATE APP		05-09-2012	DH	02		01	Building Permit		
										05-31-2011	DH	02		02	Periodic		
										05-09-2007	MM	01		02	Periodic		
										08-15-1995	DI			00	Measure & Listed		
										06-10-1981							
<b>LAND LINE VALUATION SECTION</b>																	
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 Fam MDL	SR		10,000	SF	8.80	1.00000	5	1.00	3	1.000			1.0000	8.8	88,000
Total Card Land Units					10,000	SF	Parcel Total Land Area				0.23	Total Land Value					88,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		341,577			
Year Built		1950			
Effective Year Built					
Depreciation Code		E			
Remodel Rating					
Year Remodeled		8			
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		92			
Cns Sect Rcnd		314,300			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
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
FPL1	FIREPLACE 1	B	1	4200.00	2005		92		0.00	3,900
SHD1	SHED FRAME	L	96	13.00	1998		83		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	226.36	271,632	
FGR	Garage	0	384	134	78.99	30,332	
UBM	Basement, Unfinished	0	1,056	158	33.87	35,765	
UST	Utility, Storage, Unfinished	0	30	7	52.82	1,585	
WDK	Deck, Wood	0	96	10	23.58	2,264	
Ttl Gross Liv / Lease Area		1,200	2,766	1,509		341,578	

