

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
OATES, CAROL A		4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
280 LEXINGTON ST			6 Septic			RESIDENTL	1010	61,300	61,300
WATERTOWN, MA 02472						RES LAND	1010	88,100	88,100
Additional Owners:						RESIDENTL	1010	1,100	1,100
SUPPLEMENTAL DATA									
Other ID:		000763							
		000000							
ACCT # 1		008395							
ACCT # 2		000000							
GIS ID:		ASSOC PID#							
							Total	150,500	150,500

1510
SANBORNTON, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
OATES, CAROL A		1664/0491	07/05/2001	U	V	120,000	18	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2008	1010	56,500	2005	1010	64,200	2004	1010	57,300
								2008	1010	118,800	2005	1010	201,000	2004	1010	64,200
								2008	1010	1,100	2005	1010	1,100	2004	1010	1,100
							Total:			176,400	Total:			266,300	Total:	122,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
			Total:				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
A10/A	RES			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	58,700
Appraised XF (B) Value (Bldg)	2,600
Appraised OB (L) Value (Bldg)	1,100
Appraised Land Value (Bldg)	88,100
Special Land Value	0
Total Appraised Parcel Value	150,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	150,500

NOTES

BEIGE & WHITE; IA; OPEN CONCEPT KIT/LIV
 HAS ACCESS TO LAKE COMMON LOT
 14: ADJ SKTCH

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									04/21/2010			CC	56	Field Review
									10/24/2005			GH	41	Hearing Change
									07/10/2003			DG	00	Measur Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1010	1 Family	REC		225		0.21 AC	74,965.00	4.4407	5	1.0000	1.00	11	1.26			1.00	419,451.66	88,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		Bungalow				
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	01		Metal/Tin				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	07		K Pine/ Wood				
Interior Flr 1	02		Minimum/Plywd				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	5		5 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				Adj. Base Rate:			63.59
				Net Other Adj:			74,273
				Replace Cost			5,000.00
				AYB			79,273
				EYB			1960
				Dep Code			1987
				Remodel Rating			G
				Year Remodeled			
				Dep %			26
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			74
				Apprais Val			58,700
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHD FR BASIC			L	143	10.00	2003		0		50	700
SHD1	SHD FR BASIC			L	80	10.00	2003		0		50	400
HRT	HEARTH			B	1	1,000.00	1987		1		100	700
FPL1	FIREPLACE 1			B	1	2,500.00	1987		1		100	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	672	672	672	63.59	42,732
EAF	Attic Expansion Finished	269	672	269	25.45	17,106
FBM	Basement Finished	0	288	86	18.99	5,469
FOP	Porch Open Finished	0	146	29	12.63	1,844
FSP	Porch Screen Finished	0	126	32	16.15	2,035
UBM	Basement Unfinished	0	384	77	12.75	4,896
UST	Utility, Storage Unfinished	0	21	3	9.08	191
Ttl. Gross Liv/Lease Area:		941	2,309	1,168		79,273

