

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
FERRARI, LOUIS & CAROLYN FERRARI REALTY TRUST 18 BROADWAY STONEHAM, MA 02180 Additional Owners:		2 High	3 Public Sewer	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
		4 Rolling	6 Septic			RESIDENTL	1040	90,200	90,200
						RES LAND	1040	76,900	76,900
						RESIDENTL	1040	19,700	19,700
SUPPLEMENTAL DATA						1510 SANBORNTON, NH <h1>VISION</h1>			
Other ID:	001384								
ACCT # 1	000506								
ACCT # 2	000000								
GIS ID:	ASSOC PID#					Total 186,800 186,800			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
FERRARI, LOUIS & CAROLYN		1335/0185	05/23/1995	U	V		1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value									
								2008	1040	89,800	2005	1040	99,700	2004	1040	98,800									
								2008	1040	110,500	2005	1040	62,900	2004	1040	42,000									
								2008	1040	15,700	2005	1040	15,700	2004	1040	15,700									
								Total:			216,000			Total:			178,300			Total:			156,500		

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)	90,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	19,700
Appraised Land Value (Bldg)	76,900
Special Land Value	0
Total Appraised Parcel Value	186,800
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	186,800

NOTES	
WHITE IA EACH UNIT HAS 2 BEDROOMS, 2 ROOMS, AND 1 BATH LOW CEILING IN UBM 11: ADJ FLOORING	15: ADJ OB

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
04/02/2015			CC	56	Field Review
01/27/2011			CC	56	Field Review
10/25/2003			DG	00	Measur Listed
08/05/2003			DG	02	Second Attempt

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I.	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	1040	2 Family	RES		1250		1.00	AC	74,965.00	1.0000	5	1.0000	1.00	A12	0.80			1.00	59,972.00	60,000
1	1040	2 Family	RES				4.00	AC	5,500.00	1.0000	0	0.9600	1.00	A12	0.80			1.00	4,224.00	16,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Family Conver				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	11		Ceram Clay Til				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	8		8 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				COST/MARKET VALUATION			
				Adj. Base Rate:			
				60.08			
				128,751			
				Net Other Adj:			
				10,000.00			
				Replace Cost			
				138,751			
				AYB			
				1900			
				EYB			
				1978			
				Dep Code			
				G			
				Remodel Rating			
				Year Remodeled			
				Dep %			
				35			
				Functional Obslnc			
				0			
				External Obslnc			
				0			
				Cost Trend Factor			
				1			
				Condition			
				% Complete			
				Overall % Cond			
				65			
				Apprais Val			
				90,200			
				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
FGR4	GAR LOFT AV			L	1,120	28.00	2003		0		50	15,700
DP3	DRIVE LARGE			L	1	4,000.00	2013		0		100	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,015	1,015	1,015	60.08	60,981
FOP	Porch Open Finished	0	437	87	11.96	5,227
FUS	Upper Story Finished	805	805	805	60.08	48,364
PTO	Patio	0	332	33	5.97	1,983
UBM	Basement Unfinished	0	1,015	203	12.02	12,196
Ttl. Gross Liv/Lease Area:		1,820	3,604	2,143		138,751

