

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LABONTE, PETER & LINDA		4 Rolling	5 Well	3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value
57 WAKEFIELD AVE			6 Septic			RESIDNTL	1010	108,300	108,300
WEBSTER, MA 01570						RES LAND	1010	54,100	54,100
Additional Owners:						RESIDNTL	1010	2,700	2,700
SUPPLEMENTAL DATA									
Other ID:		001449							
		000000							
ACCT # 1		007102							
ACCT # 2		000000							
GIS ID:		ASSOC PID#							
							Total	165,100	165,100

1510
SANBORNTON, NH

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LABONTE, PETER & LINDA	1501/0415	11/18/1998	U	V		1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
							2008	1010	104,300	2005	1010	119,800	2004	1010	111,800
							2008	1010	83,300	2005	1010	50,600	2004	1010	34,500
							2008	1010	2,200	2005	1010	2,200	2004	1010	2,200
							Total:		189,800	Total:		172,600	Total:		148,500

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)	108,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,700
Appraised Land Value (Bldg)	54,100
Special Land Value	0
Total Appraised Parcel Value	165,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	165,100

NOTES									
TAN IA									
OBI ATTACHED TO FGR									
11: ADJ SKETCH									
15: ADJ OB									

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
									04/07/2015			CC	56	Field Review
									02/07/2011			CC	56	Field Review
									10/25/2003			DG	00	Measur Listed
									08/07/2003			FA	02	Second Attempt

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
																Spec Use	Spec Calc				
1	1010	1 Family	COM		325		1.00	AC	74,965.00	1.0000	5	1.0000	1.00	A10	0.65				1.00	48,727.25	48,700
1	1010	1 Family	COM				1.50	AC	5,500.00	1.0000	0	1.0000	1.00	A10	0.65				1.00	3,575.00	5,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	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	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	5		5 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				MIXED USE			
				Code	Description		Percentage
				1010	1 Family		100
				COST/MARKET VALUATION			
				Adj. Base Rate:			75.98
							120,960
				Net Other Adj:			5,000.00
				Replace Cost			125,960
				AYB			1999
				EYB			1999
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			14
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			86
				Apprais Val			108,300
				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
SHD2	SHD FR ELEC			L	336	13.00	2003		0		50	2,200
DP1	DRIVE SMALL			L	1	500.00	2013		0		100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,000	1,000	1,000	75.98	75,980
FEP	Porch Enclosed Finished	0	156	109	53.09	8,282
FGR	Garage Finished	0	784	274	26.55	20,819
FOP	Porch Open Finished	0	36	7	14.77	532
UBM	Basement Unfinished	0	1,000	200	15.20	15,196
WDK	Deck Wood	0	24	2	6.33	152

Ttl. Gross Liv/Lease Area: 1,000 3,000 1,592 125,960

