PARCEL NO. 3-015 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MA

360 Spring Road

Cheney, Kathleen A & Ronald A

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOU
Cheney	8.8.12	16386	481	209,

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 240 //	TOTAL
TILLABLE			
PASTURE			
WOODLAND	34.0		47800
WASTE LAND	10.0	300	3000
BASE	1.0		40000
TOTAL ACREAGE	45.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	90800
TOTAL VALUE BUILDINGS	154400
TOTAL VALUE LAND & BUILDINGS	245200

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDUM

INSPECTION WITNESSED BY:

X: Forbot

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	Drilled
HIGH		SEWER	Septic
LOW		GAS	
ROLLING	✓	ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT	✓	DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL

BUILDING RECORD

COLOR BUILDING TAN

OCCUPANCY				
1	Ø	3	4	
VAC. LOT	DWELLING	COMM.	OTHER	

BASEMENT				
1	2	3	4	Ø
NONE	CRAWL	¼	½	FULL

FOUNDATION			
P	B&S	CB	CONC

HEATING	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/STEAM/BB RAD	✓	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC				
Ø	2	3	4	5
NONE	UNFIN.	¼	½	FULL

ROOF	
SHINGLES-ASP/ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS	
BEVEL/DROP/ALUM/VIN	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/T1-11	
PLATE GLASS - AL/WD	

FLOORS	B	1	2	3	A
CONC/DIRT	✓				
HARD WOOD		✓			
SOFT WOOD/SUB					
TILE	✓	✓			
W - W	✓	✓			
JOISTS					

INTERIOR FINISH	B	1	2	3	A
DRYWALL/PLASTER	½	✓			
PANELING					
FIBERBOARD					
UNFINISHED	½				

REMODELING DATA
KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES	
PART MASONRY WALLS	
FIREPLACE (INGRADE)	NO 66
BSMT. RR/EXT.	300 Ø =
BSMT. GAR 1 2	✓
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

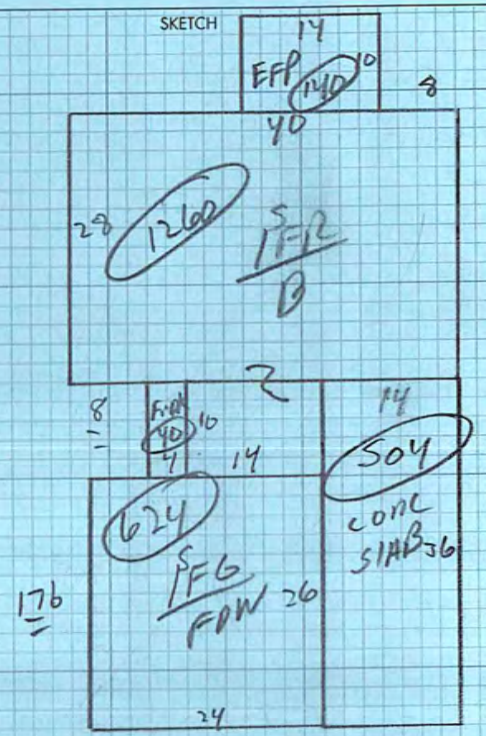
LIVING ACCOMMODATIONS	
NO. OF UNITS	BEDROOMS
TOTAL ROOMS	FAMILY ROOMS

DWELLING COMPUTATIONS		
1 Ø STORY Ø		M
1260 S.F.		112300
BASEMENT		
HEATING		
PLUMBING		+ 5500
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 22600
TOTAL		140400
GRADE		122
TOTAL		171290
O. F.		+ 6600
TOTAL		177890
C & D FACTOR		
REPL. COST		177890

COMMERCIAL COMPUTATIONS		
EXTERIOR WALL CODES		
1 FRAME 5 STUCCO 9 CONCRETE		
2 BRICK 6 TILE 10 ENAM. STL.		
3 GLASS 7 STONE		
4 C B 8 METAL		
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT.		
BASEMENT		
FIRST		
SECOND		
THIRD		
BASE PRICE		
B P A		
SUB TOTAL		
LIGHTING		
HTG/AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBED		
SUB TOTAL		
M & O.F.		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR		
REPLACEMENT COST		

FUNCTIONAL DEPRECIATION FACTORS		
SURPLUS CAP	ENCROACHMENT	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

SKETCH



O W T E

F&F M&E
I&E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) ✓ | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT CODE	DEPR.	TRUE VALU
DWELLING			1FR	1260 Ø		B-	1998	AVG	177890	15/5	1436
GARAGE											
BARN											
SHED	Ø		1Fr 16x21	336 Ø	22-	C	2014	AVG	7390	20	5910
95sqft	Ø		1Fr 10x20	200 Ø	22-	C	2000	AVG	4400	10/20	3190
CAT+shed	Ø		1Fr 8x16	128 Ø	18-	D	2002	AVG	2300	10/20	1660
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TDL

DATE 6-25-14

TOTAL VALUE ALL BUILDINGS 154/3

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.