PARCEL NO. 14-012.7 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MA

41 Daventry Court

~~Lush, John K & Faith A~~
Banker, Melvin + Linda

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMO
Lush	7-2-09	15076	804	1080
Banker, Melvin + Linda	9-3-14	16884	409	150

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300 //	TOTAL
TILLABLE			
PASTURE			
WOODLAND	0.69	3000	2070
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	1.69		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
165					

TOTAL VALUE LAND	52100
TOTAL VALUE BUILDINGS	100900
TOTAL VALUE LAND & BUILDINGS	153000

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:

PROPERTY FACTORS

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

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE	9/14	150,000
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

EST 6/26/14 11:15

COLOR BUILDING GRAY/white

OCCUPANCY: 1 VAC. LOT | 2 DWELLING | 3 COMM. | 4 OTHER — (2)

BASEMENT: 1 NONE | 2 CRAWL | 3 ¼ | 4 ½ | 5 FULL — (5)

FOUNDATION: P | B&S | CB | CONC — (CONC)

HEATING

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

ATTIC: 1 NONE | 2 UNFIN. | 3 ¼ | 4 ½ | 5 FULL — (3)

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	✓	✓			✓
~~PANELING~~ KP		✓			
FIBERBOARD					
UNFINISHED	¾				

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)	
BSMT. RR ~~ADD~~ 160 @ 22 - 35	✓
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BEDROOMS 2

TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (E) M

780 S.F.		83100
BASEMENT		
HEATING		-3300
PLUMBING		+3300
ATTIC		+6720
INTERIOR FINISH		
ADD. & PORCHES		+8000
TOTAL		97820
GRADE		105
TOTAL		102710
O. F.		+3500
TOTAL		106210
C & D FACTOR		
REPL. COST		106210

COMMERCIAL COMPUTATIONS

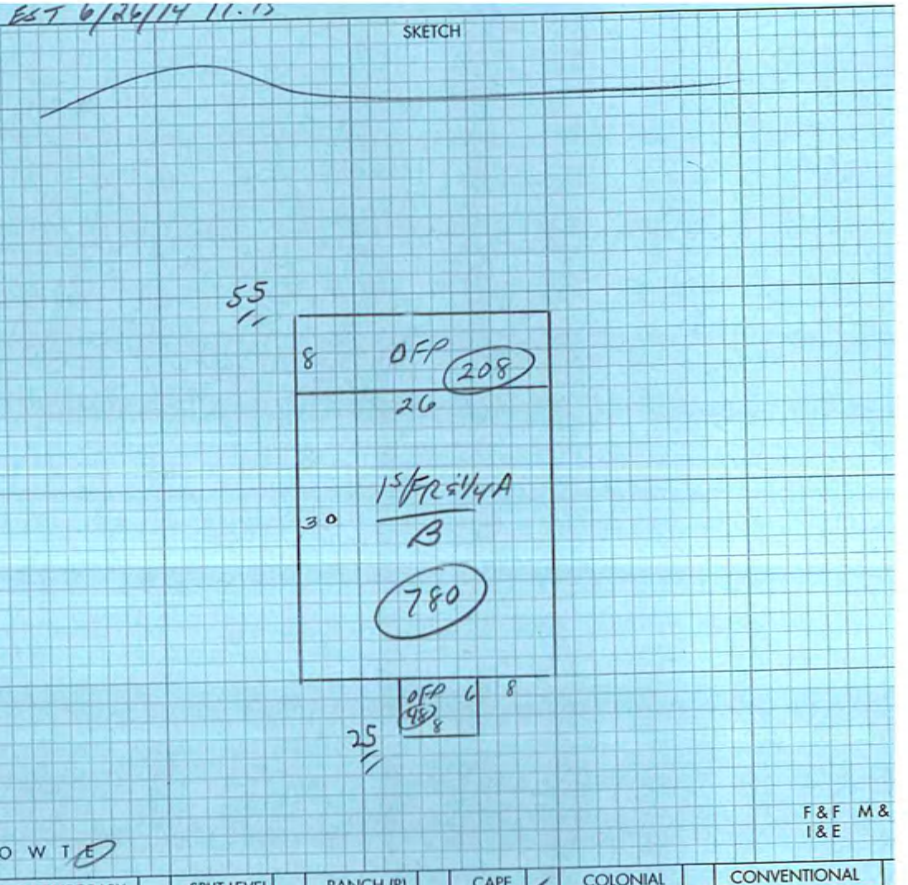
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

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 & I & E

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 VAL
DWELLING			1S/FR/¼A	780		C+5	2009	A-	106210	5	1009
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS | THRU

LISTED BJS | DATE

TOTAL VALUE ALL BUILDINGS 1009

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.