PARCEL NO. 22 2 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MA

9 WAKEFIELD ROAD

Knight, Donald C. + Lola

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMO
	6-7-93	6565	88	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	2.15	3000	6450
WASTE LAND			
BASE	1.55	below	—
TOTAL ACREAGE	3.7		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
(S) 450	150	1500	(S)	1500	675000
XF & Topo - 50%					-337500
TOTAL VALUE LAND					343900
TOTAL VALUE BUILDINGS					88100
TOTAL VALUE LAND & BUILDINGS					432000

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

BUILDING RECORD

EST 7/10/14 9:33

COLOR BUILDING Brown

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

BASEMENT: 1 NONE; (2) CRAWL; 3 ¼; 4 ½; 5 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: (1) NONE; 2 UNFIN.; 3 ¼; 4 ½; 5 FULL

ROOF

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

EXTERIOR WALLS (sort Felt)

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					

REMODELING DATA: KITCHEN; PLUMBING; HEAT; BASEMENT; OTHER

PLUMBING

	NO.	M	O
STANDARD 5 5		✓	
BATHROOM			
TOILET ROOM			
SINK/LAVATORY (BS)		✓	
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) NO	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS: NO. OF UNITS 1.9 BEDROOMS 2; TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

1.5 STORY (F) M		
468 S.F.		85300
BASEMENT		−5100
HEATING		−3700
PLUMBING		+1100
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+37600
TOTAL		115200
GRADE		100
TOTAL		115200
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		115200

COMMERCIAL COMPUTATIONS

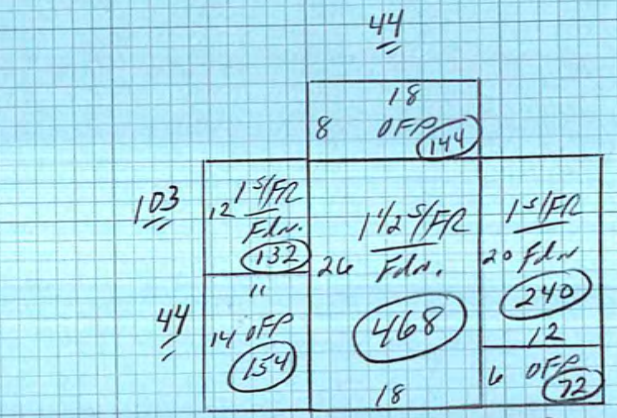
EXTERIOR WALL CODES: 1 FRAME; 2 BRICK; 3 GLASS; 4 C B; 5 STUCCO; 6 TILE; 7 STONE; 8 METAL; 9 CONCRETE; 10 ENAM. STL.

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&E 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. (*Heat = Bsmt)	TRUE VAL
DWELLING			1½S/FR	468		C+	1997	AV	115200	15/10	8813
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED RJH DATE

TOTAL VALUE ALL BUILDINGS 8813

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.