PARCEL NO. 30-007 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MA

159 Wakefield Road

Calnan, Richard & Eileen

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMO
Calnan	1966	1749	472	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.30	3000	3900
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	2.30		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
360				

TOTAL VALUE LAND	53900
TOTAL VALUE BUILDINGS	93200
TOTAL VALUE LAND & BUILDINGS	147100

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	Dvl
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 8-11-14

COLOR BUILDING GRAY

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

BEVEL/DROP/ALUM VIN 2010	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/T1-11	
PLATE GLASS - AL/WD	

FLOORS

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

INTERIOR FINISH

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

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	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BEDROOMS 3

TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1 ½ STORY (F) M

858 S.F.		112300
BASEMENT		
HEATING		
PLUMBING		+ 2200
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 8900
TOTAL		123400
GRADE		1.16
TOTAL		143100
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		143100

COMMERCIAL COMPUTATIONS

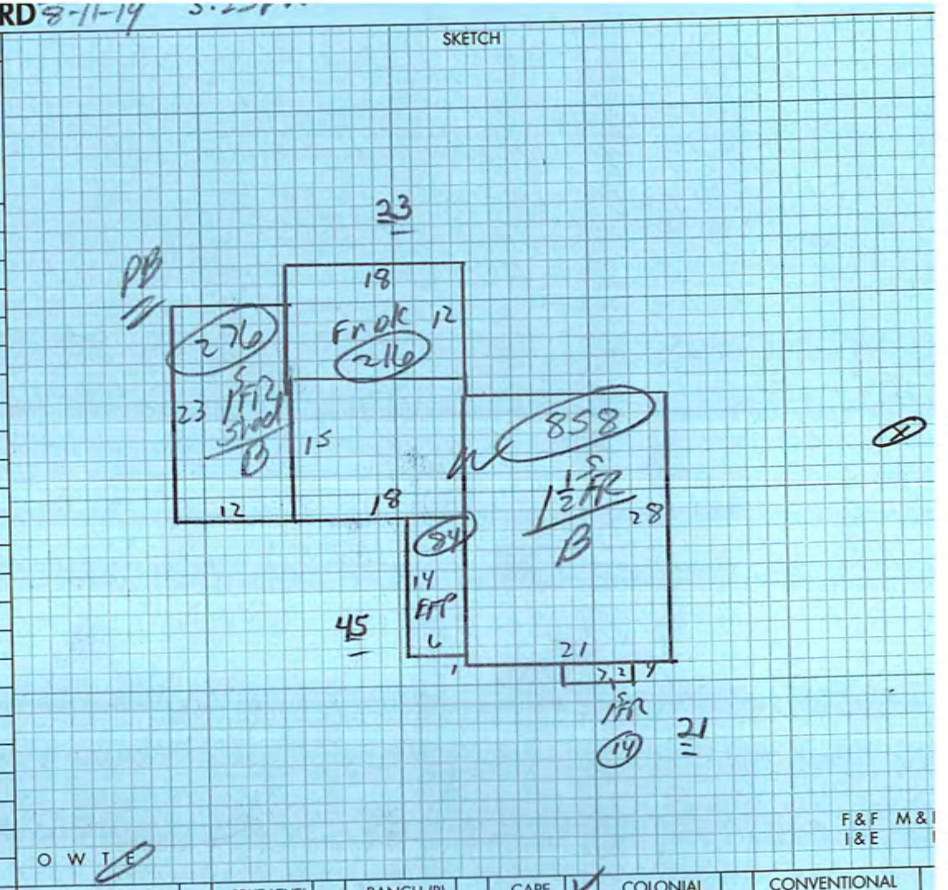
EXTERIOR WALL CODES
1 FRAME; 2 BRICK; 3 GLASS; 4 C B; 5 STUCCO; 6 TILE; 7 STONE; 8 METAL; 9 CONCRETE; 10 ENAM. STL.

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)

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

F & F M &
I & E

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT CODE	DEPR.	TRUE VALU
DWELLING			1½FR	858 ⌀		B-5	1900	AVG	143100	50	7155
GARAGE W/LOFT/1FDW	(D)		1FG26X30	780 ⌀		C	1975	AVG	28820	40/20	138
BARN											
SHED 1D			SK	276 ⌀		C	1910	AVG	12240	20/20	783
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED TPG DATE

TOTAL VALUE ALL BUILDINGS 932

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.