

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LOPES, CARLA & KATHRYN M		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			6 Septic			RESIDNTL	1010	459,200	459,200
182 AUDREYS LANE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	156,500	156,500
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 77 #DL 2 GIS ID F_943416_2702432		Plan Ref. 272/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		615,700	615,700
MARSTONS MIL MA 02648		<b>VISION</b>							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LOPES, CARLA & KATHRYN M WELCH, ROBERT C & MARTHA LOVE- T HAMBLIN, DAVID		3538 0034	08-16-1982	Q	I	7,500	U	Year	Code	Assessed	Year	Code	Assessed
		3516 0345	07-13-1982	U	V	11,200	N	2023	1010	391,700	2022	1010	330,200
		2370 0010	07-15-1976	U	V	11,200	N		1010	142,300		1010	105,400
		Total						534,000		Total		435,600	
								Total		Total		388,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES			

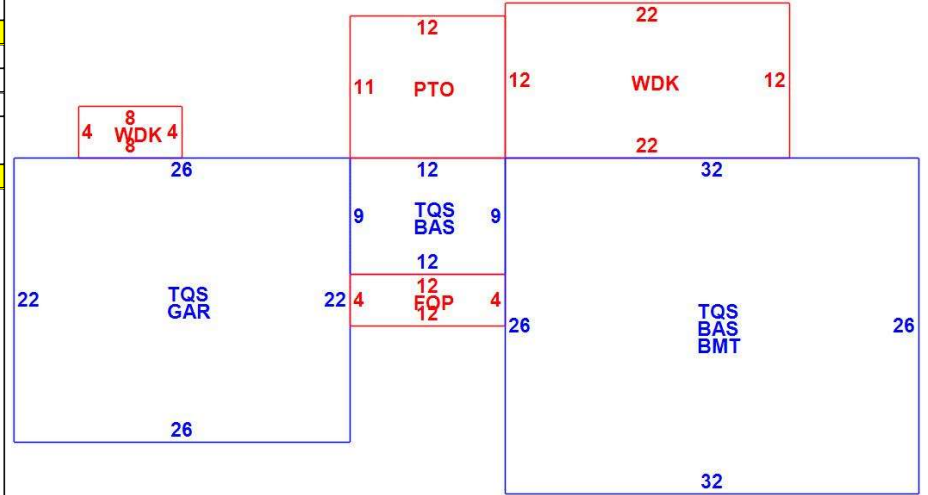
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-14	04-13-2023	880	Alt-Int work-Res	19,512	06-30-2023	100	06-30-2023	Frame the existing fireplace-	07-26-2023	JO	03		16	In Office Review
BLDR-22-15	12-07-2022	804	Addn Alt-Res	21,000	03-23-2023	100	06-30-2023	Install gas fireplace and ventin	03-23-2023	SR	01		02	Bldg Permit Completed
20-301	01-30-2020	822	Insulation	2,670	06-30-2020	100	06-30-2020	Weatherazation	05-19-2020	LS			FR	Field Review
19-3929	11-22-2019	835	Sid/Wind/Roof/	21,129	06-30-2020	100	06-30-2020	replace 14 windows	03-21-2014	SR	01		03	Cycl Insp Comp
18-3765	11-16-2018	835	Sid/Wind/Roof/	5,478	06-30-2019	100	06-30-2019	Windows (3)	09-05-2008	MK	02		52	New Construction
17-2197	07-12-2017	835	Sid/Wind/Roof/	11,465	06-30-2018	100	06-30-2018	replace windows .30 uval and						
200803968	07-25-2008	OB	Out Building		09-05-2008	100	06-30-2009	SHED 10X12						

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	3	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000		1.0000	326,042.4
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			156,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		481,173
Year Built		1983
Effective Year Built		1997
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		399,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1999		83		0.00	5,000
WDC	Wood Decking	L	32	20.00	2004		70		0.00	1,500
FOP	Open Porch-ro	B	48	55.00	1999		83		0.00	2,700
GAR	Attached Gara	B	572	40.00	1999		83		0.00	16,900
BMT	Basement-Unfi	B	832	26.01	1999		83		0.00	19,400
WDC	Wood Deck w/	L	264	18.00	2004		70		0.00	3,500
BFA	Bsmt Fin-Avg	B	364	17.36	1999		83		0.00	5,200
FPLG	Gas Fireplace-	B	1	2500.00	1999		83		0.00	2,100
PAT1	Patio- Average	L	132	5.89	2022		100		0.00	900
SHED	Shed	L	120	18.00	1997		56		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	940	940	940	250.22	235,207
BMT	Basement Area	0	832	0	0.00	0
FOP	Open Porch	0	48	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
PTO	Patio	0	132	0	0.00	0
TQS	Three Quarter Story	983	1,512	983	162.68	245,966
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		1,923	4,332	1,923		481,173



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LOPES, CARLA & KATHRYN M  182 AUDREYS LANE  MARSTONS MIL MA 02648		1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed			VISION						
				6	Septic					RESIDNTL	1010	459,200	459,200									
SUPPLEMENTAL DATA										RES LAND	1010	156,500	156,500									
Alt Prcl ID		Split Zonin		Plan Ref. 272/92		Land Ct#				Total		615,700	615,700									
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#DL 1 LOT 77		#DL 2		Assoc Pid#																		
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														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	391,700	2022	1010	330,200	2021	1010	278,200
															1010	142,300		1010	105,400		1010	105,400
																					1010	4,800
														Total		534,000	Total		435,600	Total		388,400
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int													
Total																						
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 399,400												
0105								MARSTM		Appraised Xf (B) Value (Bldg) 51,300												
												Appraised Ob (B) Value (Bldg) 8,500										
												Appraised Land Value (Bldg) 156,500										
												Special Land Value 0										
												Total Appraised Parcel Value 615,700										
												Valuation Method C										
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Interior Floor 2						Building Value New					
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Bedrooms	03	3 Bedrooms				Remodel Rating					
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Half Baths	1					Depreciation %					
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Kitchen Style						Condition					
Occupancy						Condition %					
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Accessory Apt						RCNLD					
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