PARCEL NO. 18 16 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MA

520 WATER STREET

CROKE, PETER L. & Christina L.

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMO
	8-31-01	10928	83	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	1.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	×1.25	50000	62500
TOTAL VALUE BUILDINGS	×1.25	110400	138000
TOTAL VALUE LAND & BUILDINGS		160400	200500

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 PT. PRICE

TOTAL VALUE LAND
TOTAL VALUE BUILDINGS
TOTAL VALUE LAND & BUILDINGS

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDUM



INSPECTION WITNESSED BY:

X: Peter L Croke

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
	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

COLOR BUILDING TAN/MAROON

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)	✓
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/(Pergo)	✓	✓			
SOFT WOOD/SUB					
TILE		✓			
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL)/PLASTER	✓	✓			
PANELING					
FIBERBOARD					
UNFINISHED	1/4				

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 800	120 ✓
BSMT. GAR 1 2 @ 225	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BEDROOMS 4
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (P) M

1056	S.F.	99300
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 5000
TOTAL		104300
GRADE		105
TOTAL		109510
O. F.		+ 17600
TOTAL		127110
C & D FACTOR		
REPL. COST		127110

COMMERCIAL COMPUTATIONS

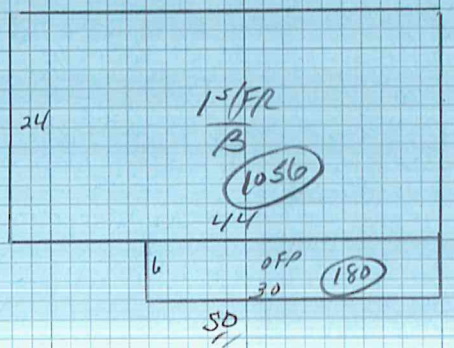
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

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



shed (D)

(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	1056 R		C+5	2001	AV	127110	15	1080
GARAGE											
BARN											
SHED			1/4 FR 12x16	192 S	18	D	2003	AV	3460	15/20	2357
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJD DATE 6/25/14

TOTAL VALUE ALL BUILDINGS 1103

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.