Property Location 1 EAST GRAND AV #311 | Map ID 306/ 1/ 2-311/ / | Bldg Name | State Use 1020
Vision ID 104681 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-07-2025 7:39:27 P

CURRENT OWNER

KOWAL JOSEPH & JEAN

188 SHEEP PASTURE RD

SOUTHWICK MA 01077

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID		MH MBL'S	
NOTES 1		BUS LIC	
NOTES 2		NOTES 8	
NOTES 3	1178600	PFTC	
NOTES 4	TIF	MVR EXE	
ACCESS			
GIS ID	104653	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1020	517,100	517,100
RES LAND	1020	94,319	94,319
	Total	611,419	611,419

4521

OLD ORCHARD BEACH, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KOWAL JOSEPH & JEAN	16105	0229	06-02-2011	U	I	300,000	1
COLUCCI STEPHEN M	15181	0740	06-13-2007	U	I	0	1
COLUCCI STEPHEN M	15168	0843	05-30-2007	Q	I	427,500	00
GRAND VICTORIAN LLC	14412	0911	03-29-2005	U	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1020	517,100	2025	1020	517,100	2024	1020	471,400
	1020	94,319		1020	94,319		1020	94,319
	Total	611,419		Total	611,419		Total	565,719

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	515,300
Appraised Xf (B) Value (Bldg)	1,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	94,319
Special Land Value	0
Total Appraised Parcel Value	611,419
Valuation Method	C
Total Appraised Parcel Value	611,419

NOTES

UNIT 311 - GRANITE COUNTER, DBL OVENS
OC 1/31/07
GRANITE COUNTER, DBL OVENS
HW KIT/LRM, TILE BTHS, CPT BEDRMS
STAND-UP SHOWER
FORMALLY 4 OLD ORCHARD ST

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
05B384	01-31-2007	OP	Occupancy Per		02-02-2007	100		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
02-02-2007	WD	01		28	Certificate of Occupancy

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1020	Condo MDL-05	CZ-1		62,729	SF	2.15	9.99000	A	1.00	1	1.000	PRIME CORNER	GV	0.0700	21.48	94,319
		Total Card Land Units			62,729	SF	Parcel Total Land Area			1.44					Total Land Value		94,319

Property Location	1 EAST GRAND AV #311	Map ID	306/ 1/ 2-311/ /	Bldg Name		State Use	1020
Vision ID	104681	Account #		Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11-07-2025 7:39:28 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	55	Condominium
Model	05	Res Condo
Grade	07	Good +10
Stories:	1	
Occupancy	1	
Interior Wall 1:	05	Drywall/Sheet
Interior Wall 2:		
Interior Floor 1	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel:	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Ttl Bedrms:	03	3 Bedrooms
Ttl Bathrms:	2	2 Full
Ttl Half Bths:	0	
Xtra Fixtres		
Total Rooms:	5	
Bath Style:	03	Modern
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id	104653	C	GDV	Owne	0.0		
	GRAND VICTN	B	1	S	1		

Adjust Type	Code	Description	Factor%
Condo Flr	3	THIRD FLR	116
Condo Unit	3	3	195

COST / MARKET VALUATION

Building Value New	536,740
Adjusted Base Rate	360.46
Year Built	2006
Effective Year Built	2017
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	96
Cns Sect Rcnld	515,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
(1,489 sf)

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
SPR1	SPRINKLERS-	B	1,489	1.25	2015		96		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,489	1,489	1,489	360.46	536,724
	Ttl Gross Liv / Lease Area	1,489	1,489	1,489		536,724

