

Situs : 918 N MAIN ST

Parcel ID: 099-087R

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ETIENNE FRANCKLIN
230 W MAIN ST
AVON MA 02333

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 217 MAIN
Vol / Pg 40566/1
District
Zoning C5
Class Residential

Property Notes



099-087R 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,550		73,400

Total Acres: .0815
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	73,400	73,400	0	69,900
Building	176,200	154,400	0	159,300
Total	249,600	227,800	0	229,200

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other
02/01/05	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/08/15	B62487	3,000	BLDG Reroof	100
06/13/05	44233	500	BLDG Strip & Re-Roof	0
01/05/04	B41085	5,000	BLDG Wds Sdg Shtrock	100

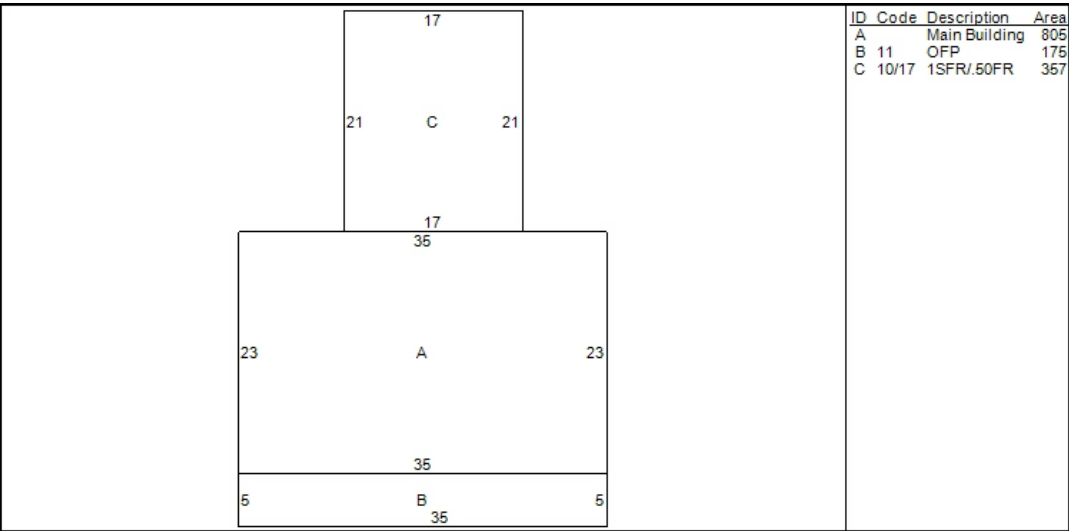
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/11	60,000	Land + Bldg	Sale After Foreclosure	40566/1		
10/04/10	94,500	Land + Bldg	Repossession	39068/126		
07/11/03	160,000	Land + Bldg	Valid Sale	25746/316		
07/01/95	53,000	Land + Bldg	Valid Sale			
08/01/87	75,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style Cape Story height 1.5 Attic None Exterior Walls Al/Vinyl Masonry Trim x Color White	Year Built 1925 Eff Year Built Year Remodeled Amenities In-law Apt No		
Basement			
Basement Full FBLA Size x Rec Rm Size x	# Car Bsm't Gar FBLA Type Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type Basic Fuel Type Oil System Type Steam	Stacks Openings Pre-Fab		
Room Detail			
Bedrooms 5 Family Rooms Kitchens Total Rooms 8 Kitchen Type Kitchen Remod No	Full Baths 2 Half Baths Extra Fixtures Bath Type Bath Remod No		
Adjustments			
Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area		
Grade & Depreciation			
Grade C Condition Good CDU FAIR Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		
Dwelling Computations			
Base Price 281,925 Plumbing 9,062 Basement 17,637 Heating 0 Attic 0 Other Features 0 Subtotal 308,620	% Good 45 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 15,490		
Ground Floor Area 805 Total Living Area 1,744	Dwelling Value 154,370		

Building Notes



ID	Code	Description	Area
A		Main Building	805
B	11	OFP	175
C	10/17	1SFR/.50FR	357

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,940	
2		10	17		13,550	