

Situs : 22 GAUDETTE AV	Parcel ID: 101-085	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
QUINLAN GREGORY J RACHEL L QUINLAN 78 FAIRWOOD DR PEMBROKE MA 02359	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 31117/105 District Zoning R1C Class Residential

Property Notes



101-085 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,967		75,450
Total Acres: .114 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	190,100	204,800	0	167,800
Total	265,600	280,300	0	239,200
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other

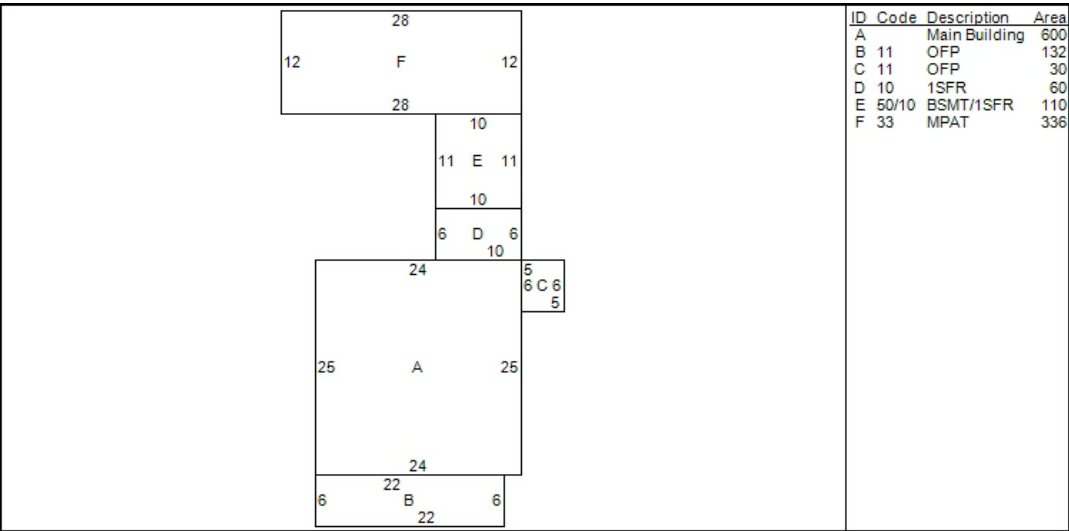
Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
08/11/05	249,000	Land + Bldg	Sale Of Portion/Other Comm	31117/105	Grantee
04/01/03	210,000	Land + Bldg	Valid Sale	24667/159	

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	1
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	282,679	% Good	62
Plumbing	9,787	% Good Override	
Basement	16,076	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	308,540	Additions	13,520
Ground Floor Area	600		
Total Living Area	1,370	Dwelling Value	204,810

Building Notes



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	Line #	Low	1st	2nd	3rd	Value
1		11			2,170	5		33			2,360
2		11			500						
3		10			2,850						
4	50	10			5,640						