

<b>Situs : 10 ACTON AV</b>	<b>Parcel ID: 101-128</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
10 ACTON AVENUE LLC 6 HENDRICKS ST AVON MA 02322	Living Units 2 Neighborhood 60 Alternate ID 14 LOCUST Vol / Pg 46671/133 District Zoning R1C Class Residential

Property Notes



101-128 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,114		90,820
Total Acres: .1633 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,800	90,800	0	87,300
Building	355,400	437,800	0	293,300
Total	446,200	528,600	0	380,600
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
08/11/20	GL	Field Review	Other
08/15/19	CP	Field Review	Other

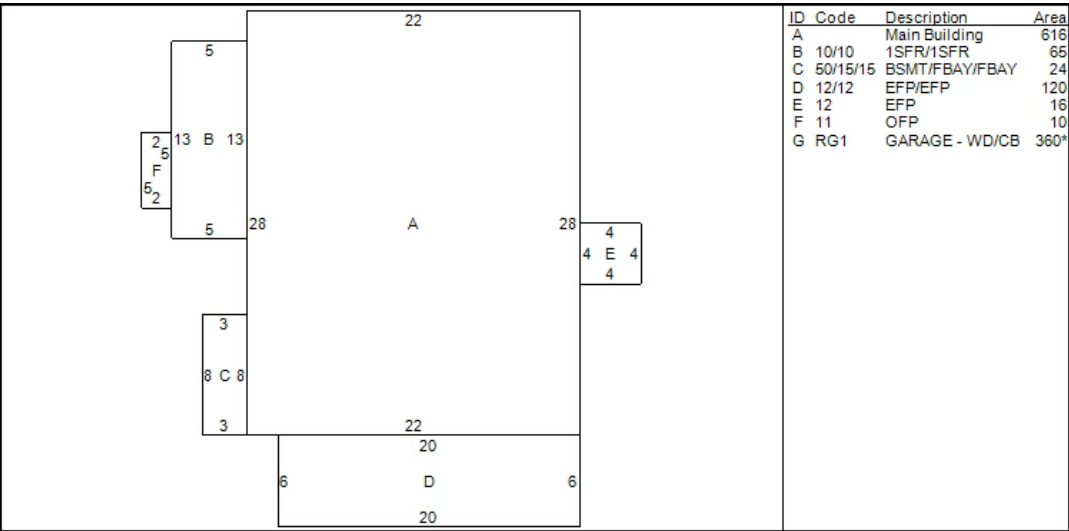
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/10/16		Land + Bldg	Transfer Of Convenience	46671/133	Quit Claim	10 ACTON AVENUE LLC
10/19/11	219,000	Land + Bldg	Valid Sale	40461/266		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1908
<b>Story height</b>	2.5	<b>Eff Year Built</b>	1990
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central A/C	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	2
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	9	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	356,199	<b>% Good</b>	82
<b>Plumbing</b>	22,837	<b>% Good Override</b>	
<b>Basement</b>	16,305	<b>Functional</b>	
<b>Heating</b>	9,711	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	405,050	<b>Additions</b>	63,380
<b>Ground Floor Area</b>	616		
<b>Total Living Area</b>	1,718	<b>Dwelling Value</b>	428,740

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	E	9,100

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

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		10	10		30,590	5		11			900	
2	50	15	15		18,610							
3		12	12		11,640							
4		12			1,640							