

**Situs : 81 FRANKTON AV**

**Parcel ID: 101-194**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SOARES HUGO  
ELVIRA SOARES  
52 MACY ST  
RAYNHAM MA 02767

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 60  
Alternate ID 37  
Vol / Pg 40697/217  
District  
Zoning R1C  
Class Residential

**Property Notes**



101-194 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,930		90,550

Total Acres: .1591  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	90,600	90,600	0	87,000
Building	125,300	104,000	0	119,100
Total	215,900	194,600	0	206,100

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/05/05	45607	14,460	BLDG See Notes	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/11	78,000	Land + Bldg	Sale After Foreclosure	40697/217		
02/04/11	188,487	Land + Bldg	Repossession	39628/125		
03/31/05	233,500	Land + Bldg	Valid Sale	30264/234		
03/28/05		Land + Bldg	Transfer Of Convenience	30230/194		
07/13/04	206,000	Land + Bldg	Valid Sale	28649/317		

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Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1925
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No

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>	Basic	<b>Stacks</b>
<b>Fuel Type</b>	Oil	<b>Openings</b>
<b>System Type</b>	Steam	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

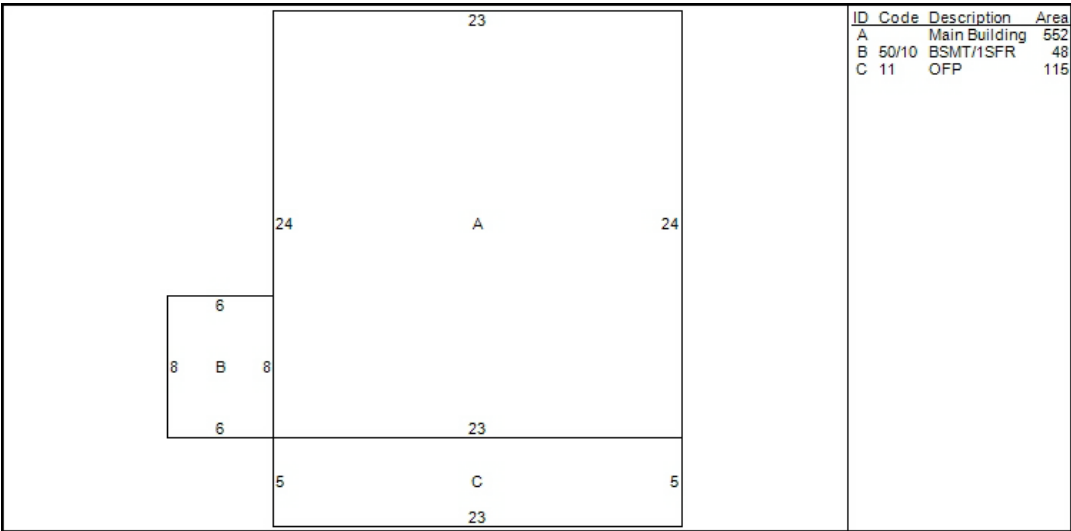
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C-	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	147,065	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	13,800	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	160,870	<b>Additions</b>	4,210

<b>Ground Floor Area</b>	552	<b>Dwelling Value</b>	103,950
<b>Total Living Area</b>	600		

Building Notes	



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

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	10			2,540	
2		11			1,670	