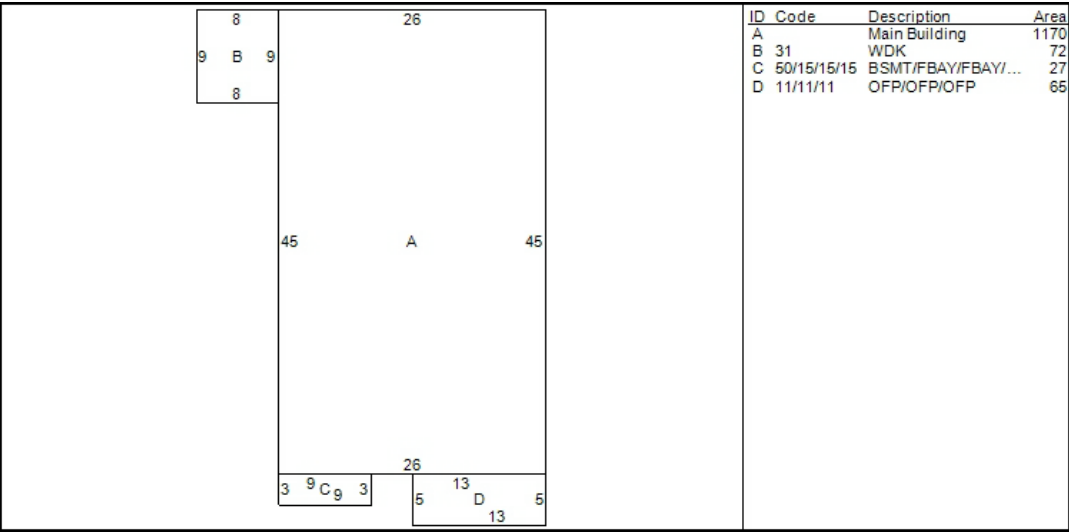


Situs : 74 FRANKTON AV		Parcel ID: 101-223		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
KOROSIDIS CHRISTOS & DESPINA KOROSIDIS 118 OLD ST RANDOLPH MA 02368			Living Units 3 Neighborhood 60 Alternate ID 13 Vol / Pg 06494/00127 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,214			89,510				
Total Acres: .1427 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/11/20	GL	Field Review	Other						
11/01/06	BM	Not At Home	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		89,500	89,500	0	86,100				
Building		389,800	423,500	0	325,000				
Total		479,300	513,000	0	411,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/30/19	BP-19-903	3,927	REMODEL						
06/23/06	46718	10,000	BLDG Flr, Joists, Ra	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12/01/85	160,000	Land + Bldg	Valid Sale	6494/127					

<b>Situs : 74 FRANKTON AV</b>	<b>Parcel Id: 101-223</b>	<b>Class: Three-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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Dwelling Information			
<b>Style</b> 3 Fam Flat <b>Story height</b> 3 <b>Attic</b> None <b>Exterior Walls</b> A/Vinyl <b>Masonry Trim</b> x <b>Color</b> Natural	<b>Year Built</b> 1925 <b>Eff Year Built</b> <b>Year Remodeled</b> <b>Amenities</b>  <b>In-law Apt</b> No		
Basement			
<b>Basement</b> Full <b>FBLA Size</b> x <b>Rec Rm Size</b> x	<b># Car Bsm t Gar</b> <b>FBLA Type</b> <b>Rec Rm Type</b>		
Heating & Cooling		Fireplaces	
<b>Heat Type</b> Basic <b>Fuel Type</b> Gas <b>System Type</b> Steam	<b>Stacks</b> <b>Openings</b> <b>Pre-Fab</b>		
Room Detail			
<b>Bedrooms</b> 7 <b>Family Rooms</b> <b>Kitchens</b> <b>Total Rooms</b> 16 <b>Kitchen Type</b> <b>Kitchen Remod</b> No	<b>Full Baths</b> 3 <b>Half Baths</b> <b>Extra Fixtures</b>  <b>Bath Type</b> <b>Bath Remod</b> No		
Adjustments			
<b>Int vs Ext</b> Same <b>Cathedral Ceiling</b> x	<b>Unfinished Area</b> <b>Unheated Area</b>		
Grade & Depreciation			
<b>Grade</b> C <b>Condition</b> Good <b>CDU</b> AVERAGE <b>Cost &amp; Design</b> 10 <b>% Complete</b>	<b>Market Adj</b> <b>Functional</b> <b>Economic</b> <b>% Good Ovr</b>		
Dwelling Computations			
<b>Base Price</b> 541,296 <b>Plumbing</b> 18,124 <b>Basement</b> 22,575 <b>Heating</b> 0 <b>Attic</b> 0 <b>Other Features</b> 0  <b>Subtotal</b> 582,000	<b>% Good</b> 62 <b>% Good Override</b> <b>Functional</b> <b>Economic</b> <b>% Complete</b> <b>C&amp;D Factor</b> 10 <b>Adj Factor</b> 1 <b>Additions</b> 26,540		
<b>Ground Floor Area</b> 1,170 <b>Total Living Area</b> 3,591	<b>Dwelling Value</b> 423,460		

Building Notes



ID	Code	Description	Area
A		Main Building	1170
B	31	WDK	72
C	50/15/15/15	B SMT/FBAY/FBAY/...	27
D	11/11/11	OFP/OFP/OFP	65

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 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	
1		31			1,300	
2	50	15	15	15	19,720	
3		11	11	11	5,520	