

Situs : 5 LEONARD ST	Parcel ID: 139-084	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ELLEN M ARENBURG FAMILY TRUST C/O PAUL ARENBURG TR 44 FLORET CIRCLE HINGHAM MA 02043	Living Units 1 Neighborhood 210 Alternate ID 3 JACOB Vol / Pg 41300/287 District Zoning R1C Class Residential

Property Notes



139-084 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 7,400			5,400
Total Acres: .3306				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	83,800	83,800	0	77,400
Building	223,800	256,300	0	210,100
Total	307,600	340,100	0	287,500
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
08/28/20	GL	Field Review	Other
08/28/18	CP	Field Review	Other

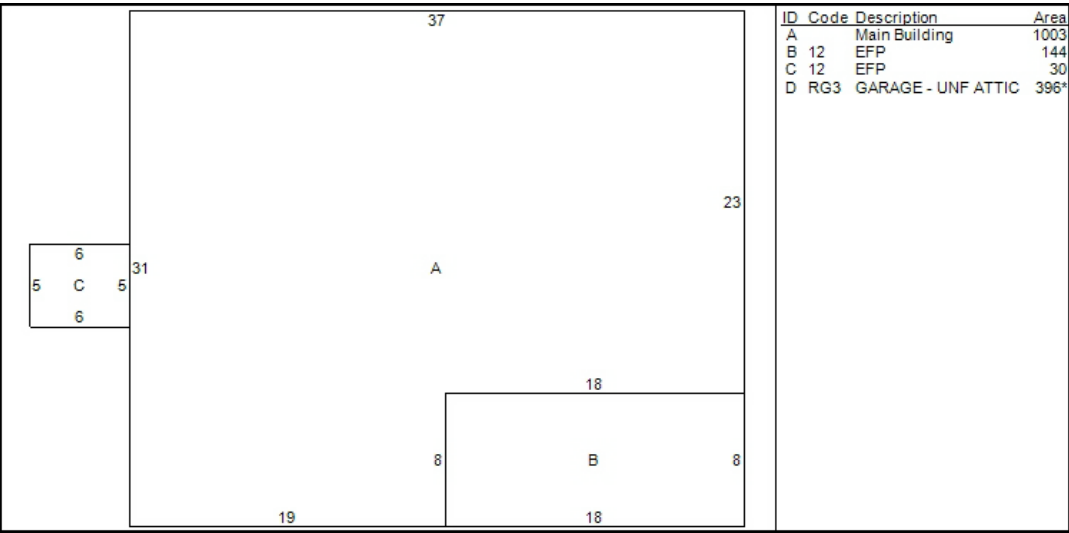
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/06/18	BP-18-520	7,445	REMODEL	Rented Out 9/7/18 Mls-72373528
04/20/07	48359	3,000	BLDG	Reroof Garage 0
05/06/05	43959	144,157	BLDG	4 Bdrm Colonial 0
05/06/05	43960	145,630	BLDG	4 Bdrm Colonial 0
09/30/02	37697	4,000	BLDG	Strip & Reroof 100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
04/30/12		Land + Bldg	Transfer Of Convenience	41300/287	
Grantee ELLEN M ARENBURG FAMILY TRUST					

Situs : 5 LEONARD ST	Parcel Id: 139-084	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Cape	Year Built	1950
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	256	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	257,223	% Good	72
Plumbing	9,787	% Good Override	
Basement	21,943	Functional	
Heating	0	Economic	
Attic	37,795	% Complete	
Other Features	16,957	C&D Factor	
		Adj Factor	1
Subtotal	343,710	Additions	4,100
Ground Floor Area	1,003		
Total Living Area	1,404	Dwelling Value	251,570

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	396	396	1	1950	C	A	4,740

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		12			3,380	
2		12			720	