

Situs : 11 CRANSTON ST	Parcel ID: 156-209	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TOWNHOUSE HOLDINGS LLC 165 HANCOCK ST BRAINTREE MA 02184	Living Units 1 Neighborhood 200 Alternate ID 67-2 CENTRE Vol / Pg 42604/168 District Zoning R1C Class Residential

Property Notes



156-209 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,000		87,750
Total Acres: .1148 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,800	87,800	0	84,500
Building	150,000	152,600	0	147,100
Total	237,800	240,400	0	231,600
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
08/25/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/13	46,000	Land + Bldg	Sale Of Multiple Parcels	42604/168		

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Dwelling Information

Style Ranch	Year Built 1930
Story height 1	Eff Year Built
Attic None	Year Remodeled
Exterior Walls A/V/Vinyl	Amenities
Masonry Trim x	
Color White	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

Heat Type Basic	Stacks
Fuel Type Oil	Openings
System Type Steam	Pre-Fab

Room Detail

Bedrooms 2	Full Baths 1
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms 4	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

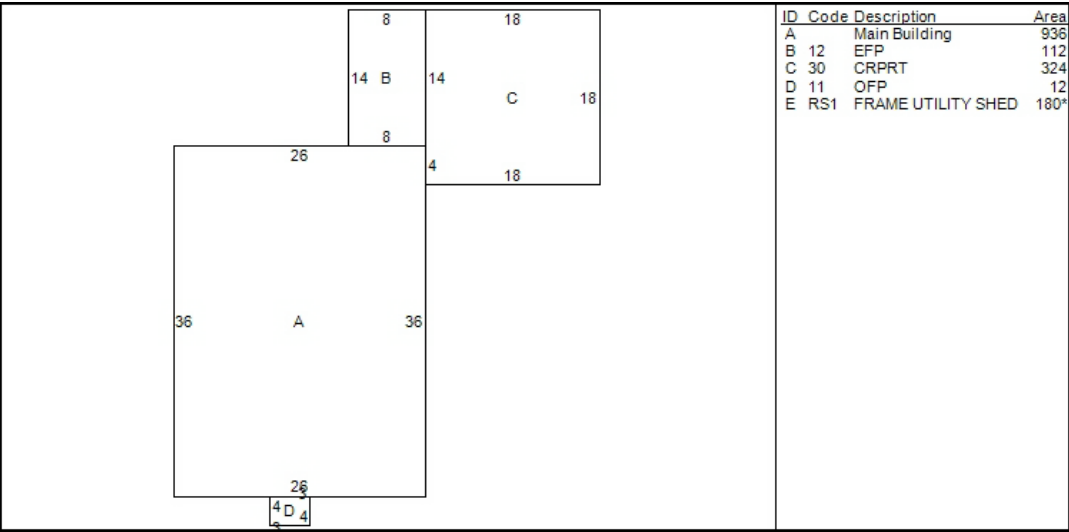
Grade C	Market Adj
Condition Average	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 206,996	% Good 65
Plumbing	% Good Override
Basement 19,424	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 226,420	Additions 4,620

Ground Floor Area 936	
Total Living Area 936	Dwelling Value 151,790

Building Notes



ID	Code	Description	Area
A		Main Building	936
B	12	EFP	112
C	30	CRPRT	324
D	11	QFP	12
E	RS1	FRAME UTILITY SHED	180

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	180	180	1	1980	B	A	830

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			2,210	
2		30			2,210	
3		11			200	