

Situs : 9 BURTON ST	Parcel ID: 171-069	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CRAFFEY WILLOW TRACY CRAFFEY C/O MICHAEL D. CRAFFEY 74 POND STREET EASTON MA 02356	Living Units 3 Neighborhood 210 Alternate ID 3 Vol / Pg 38362/342 District Zoning R1C Class Residential

Property Notes



171-069 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 260			190
Total Acres: .1667 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	388,700	421,500	0	355,500
Total	467,300	500,100	0	429,100
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
09/04/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/26/10	233,000	Land + Bldg	Valid Sale	38362/342	Foreclosure	CRAFFEY WILLOW
02/16/10	156,000	Land + Bldg	Repossession	38243/308		
07/31/03	371,000	Land + Bldg	Valid Sale	26019/300		
06/11/03		Land + Bldg	Transfer Of Convenience	25416/069		

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Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

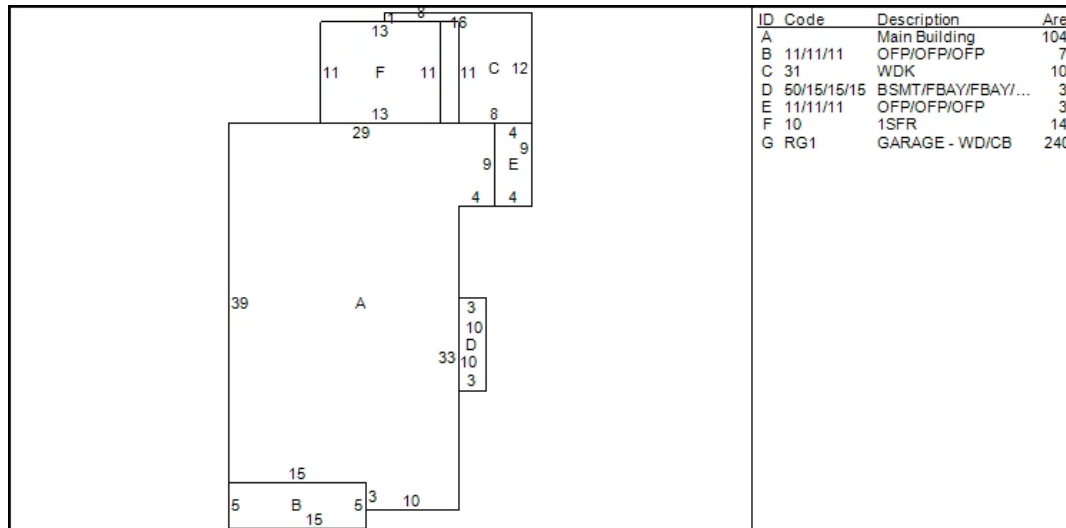
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	499,572	% Good	62
Plumbing	18,124	% Good Override	
Basement	20,835	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	50,230
Subtotal	538,530		
Ground Floor Area	1,041		
Total Living Area	3,356	Dwelling Value	417,510

Building Notes



ID	Code	Description	Area
A		Main Building	1041
B	11/11/11	OFF/OFF/OFF	75
C	31	WDK	104
D	50/15/15/15	BSMT/FBAY/FBAY/...	30
E	11/11/11	OFF/OFF/OFF	36
F	10	1SFR	143
G	RG1	GARAGE - WD/CB	240

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	D	A	3,990

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	Line #	Low	1st	2nd	3rd	Value
1		11	11	11	6,080	5		10			17,860
2		31			1,740						
3	50	15	15	15	20,890						
4		11	11	11	3,660						