

Situs : 51 FARNHAM ST	Parcel ID: 180-062	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARCELLA JEAN MARIE 10 TORREY LN KINGSTON MA 02364	Living Units 1 Neighborhood 185 Alternate ID 7-4 Vol / Pg LC/114764 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,830		89,540
<div>Total Acres: .1798</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	78,900
Building	201,700	201,100	0	203,200
Total	291,200	290,600	0	282,100
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
08/21/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/07/11	55747	1,034	BLDG Replc 1 Wndow	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/11/10	1	Land + Bldg	Transfer Of Convenience	LC/114764		MARCELLA JEAN MARIE

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Dwelling Information			
Style	F To B Splt	Year Built	1963
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	204,740	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,607	Functional	
Heating	5,582	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	255,100	Additions	7,220
Ground Floor Area	920		
Total Living Area	1,388	Dwelling Value	201,100

Building Notes	



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

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		16			3,880	
2		12			3,340	