

Property Location: 44 TAYLOR ST
Vision ID: 1739

Account #1775

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/26/2014 14:57

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
ROMANO RACHEL M 5 MORSE ST NATICK, MA 01760 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	82,800	82,800		
						RES LAND	101	78,000	78,000		
						RESIDENTL.	101	13,400	13,400		
SUPPLEMENTAL DATA						Total				174,200	174,200
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381672_2850847			Received Prior ID Owner Occ Final Area 1092 Current Ac. .22498 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ROMANO RACHEL M GREEN ARTHUR H TRUSTEE OF THE,ARTHUR H G GREEN ARTHUR H,		16169/ 508 13765/ 420 02575/ 0314	09/12/2006 11/07/2003 10/23/1957	U U U	I I I	171,000 100 0	H A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	80,900	2013	B	83,600	2012	B	90,900
								2014	L	80,500	2013	L	80,500	2012	L	84,100
								2014	O	12,600	2013	O	12,600	2012	O	12,600
								Total:			174,000	Total:	176,700	Total:	187,600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 82,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 13,400 Appraised Land Value (Bldg) 78,000 Special Land Value 0 Total Appraised Parcel Value 174,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 174,200				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												
ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch				
0001/A						101		MA				
NOTES												

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									04/08/2004			317	14	INSPECTED	
									03/22/2004			250	22	MAILER SENT	
									10/11/2003			274	2	MEASURED	
									02/12/1992			170	3	MEAS+INSPCTD	
									01/17/1992			107	22	MAILER SENT	

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				9,800	SF	7.96	1.0000	5	1.0000	1.00	MA	1.00		1.00	7.96	78,000
Total Card Land Units:			0.22	AC	Parcel Total Land Area:			0.22	AC						Total Land Value:			78,000	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	05		CAPE			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NO			
Grade	C		AVERAGE			FBM Sqft	291					
Stories	1.50		1 1/2 Stories			Int vs Ext	S					
Foundation	2		CONC BLOCK			MIXED USE						
Exterior Wall 1	4		VINYL			Code	Description			Percentage		
Exterior Wall 2						101	ONE FAM			100		
Roof Structure	1		GABLE			COST/MARKET VALUATION						
Roof Cover	1		ASPHALT SH									
Interior Wall 1	2		PLASTER									
Interior Wall 2												
Interior Floor 1	4		CARPET			Adj. Base Rate:			105.93			
Interior Floor 2						Replace Cost135,798 AYB1930 EYB1975 Dep CodeAV						
Heat Fuel	2		GAS									
Heat Type	5		STEAM									
AC Type	01		NONE									
Bedrooms	3		AVERAGE 									

