

Property Location: 39 PINEYWOODS DR

MAP ID:93/ 18/ 16/ /

Bldg Name:

State Use:101

Vision ID: 6035

Account #6118

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 07:58

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION													
GRAY PATRICK E TR											Description		Code						Appraised Value		Assessed Value							
			157 BEECH AVE									RESIDENTL.		101					216,800		216,800							
												RES LAND		101					99,900		99,900							
MELROSE, MA 02176			SUPPLEMENTAL DATA																									
Additional Owners:			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_394596_2842114					Received Prior ID Owner Occ Y Final Area 2204 Current Ac. .64399 ASSOC PID#																				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
GRAY PATRICK E TR GRAY DOUGLAS W , EQUITY ONE			18773/ 151		05/17/2011		U	I	1		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
			6663/ 395		10/26/1987		U	I	197,525			2014	B	213,500		2013	B	203,300		2012	B	206,500						
			06167/ 530		07/25/1986		U	I	180,000			2014	L	103,200		2013	L	105,100		2012	L	99,300						
												Total:		316,700		Total:		308,400		Total:		305,800						
EXEMPTIONS			OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor																
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			MG																	
NOTES																												
SALE INCL LOT 15 20 28 THERE IS ACCESS TO HST FROM SFL																												
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										
138	05/01/1987	MN	Manual Note			140,000			0		SFR		06/30/2005			274	14	INSPECTED										
													06/25/2005			274	2	MEASURED										
													01/11/2000			247	14	INSPECTED										
													11/29/1999			247	2	MEASURED										
													03/28/1992			170	3	MEAS+INSPCTD										
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			RA				28,052	SF	2.99	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	1.00	3.56	99,900				
Total Card Land Units:									0.64	AC	Parcel Total Land Area:									0.64	AC	Total Land Value:						99,900

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		
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1						
Exterior Wall 1	2		CLAPBOARD				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	7						
Bath Style	A		AVERAGE				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate: 83.68

Replace Cost 255,059

AYB 1987

EYB 1999

Dep Code GD

Remodel Rating

Year Remodeled

Dep % 15

Functional Obslnc

External Obslnc

Cost Trend Factor 1

Condition

% Complete

Overall % Cond 85

Apprais Val 216,800

Dep % Ovr 0

Dep Ovr Comment

Misc Imp Ovr 0

Misc Imp Ovr Comment

Cost to Cure Ovr 0

Cost to Cure Ovr Comment

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,328		16.76	22,259
FFL	1ST FLOOR	1,328	1,328		83.68	111,128
GAR	GARAGE	0	624		33.53	20,920
OFP	OPEN PORCH	0	64		7.85	502
STG	STORAGE	0	624		33.53	20,920
TQS	3/4 STORY	876	1,168		62.76	73,304
WDK	WOOD DECK	0	513		11.74	6,025

Ttl. Gross Liv/Lease Area:	2,204	5,649	3,048	255,059
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