

Property Location: 39 PINEYWOODS DR
Vision ID: 6035

Account #6118

MAP ID: 93/ 18/ 16/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use: 101
Print Date: 12/10/2018 13:42

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION																	
GRAY PATRICK E TR 157 BEECH AVE MELROSE, MA 02176 Additional Owners:													Description		Code						Appraised Value		Assessed Value											
													RESIDENTL.		101						245,200		245,200											
													RES LAND		101						105,500		105,500											
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_394596 2842114									Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																									
Total													350,700				350,700																	
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 6663/ 395 06167/ 530			05/17/2011 10/26/1987 07/25/1986		U	I	197,525 180,000		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value									
															2018	101	225,500		2017	101	219,200		2016	101	216,800									
															2018	101	105,500		2017	101	103,200		2016	101	99,900									
															Total:		331,000		Total:		322,400		Total:		316,700									
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															APPRAISED VALUE SUMMARY																			
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																							
0001/A								101			MG																							
NOTES																																		
															Appraised Bldg. Value (Card)										245,200									
															Appraised XF (B) Value (Bldg)										0									
															Appraised OB (L) Value (Bldg)										0									
															Appraised Land Value (Bldg)										105,500									
															Special Land Value										0									
															Total Appraised Parcel Value										350,700									
															Valuation Method:										C									
															Adjustment:										0									
															Net Total Appraised Parcel Value										350,700									
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			04/28/2018 06/30/2005 06/25/2005 01/11/2000 11/29/1999				333 274 274 247 247	2 14 2 14 2	MEASURED INSPECTED MEASURED INSPECTED MEASURED										
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		3.16	1.1900	7	1.0000	1.00	MG	1.00				Spec Use		Spec Calc		1.00	3.76	105,500							
Total Card Land Units:										0.64		AC	Parcel Total Land Area:					0.64 AC					Total Land Value:										105,500	

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+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		97.55	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	298,988		
Bedrooms	3			AYB	1987		
Full Baths	2			EYB	2000		
Half Baths	1			Dep Code	GD		
Extra Fixtures	1			Remodel Rating			
Total Rooms	7			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	18		
Kitchen Style	G		GOOD	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	82		
Units	1			Apprais Val	245,200		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,328		19.54	25,948
FFL	1ST FLOOR	1,328	1,328		97.55	129,545
GAR	GARAGE	0	624		39.08	24,387
HST	HALF STORY	80	160		48.77	7,804
OPF	OPEN PORCH	0	64		9.15	585
TQS	3/4 STORY	876	1,168		73.16	85,453
UHS	UNFIN HALF STORY	0	624		29.23	18,242
WDK	WOOD DECK	0	513		13.69	7,024
<i>Ttl. Gross Liv/Lease Area:</i>		2,284	5,809	3,065		298,988

