Property Location 5 MAIN ST	**MAP ID:** 100.0/ 2210/ 0005.0/ /	**Bldg Name:**	**State Use:** 1010
Vision ID: 13999	**Account #** 13999	**Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1	**Print Date:** 11/26/2013 17:44

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
POULIN, HENRY JR + JANET M. 5 MAIN ST WALES, MA 01081 Additional Owners:		5 Well 6 Septic	1 Paved	

SUPPLEMENTAL DATA

Other ID:

GIS ID:

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	102,300	102,300
Res Land	1010	49,500	49,500
Res OB	1010	500	500
	Total	152,300	152,300

1020
WALES, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
POULIN, HENRY JR + JANET M.	9228/ 448	06/30/1995	U	V	100	1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2013	1010	112,700	2012	1010	118,400	2011	1010	124,000
2013	1010	49,600	2012	1010	51,800	2011	1010	54,000
2013	1010	500	2012	1010	500	2011	1010	500
	Total:	162,800		Total:	170,700		Total:	178,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	102,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	49,500
Special Land Value	0
Total Appraised Parcel Value	152,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	152,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
2/A				

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
9/7/2004	01		JF	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				43,560	SF	0.93	1.00	5	1.00	2	1.00			0.93	40,500
1	1010	Single Fam MDL-01	R1				6.00	AC	2,000.00	1.00	0	0.75		0.00	WT		1,500.00	9,000

Total Card Land Units: 7.00 AC **Parcel Total Land Area:** 7 AC **Total Land Value:** 49,500

Property Location: 5 MAIN ST
Vision ID: 13999
Account # 13999
MAP ID: 100.0/ 2210/ 0005.0/ /
Bldg #: 1 of 1
Bldg Name:
Sec #: 1 **of** 1 **Card** 1 **of** 1
State Use: 1010
Print Date: 11/26/2013 17:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	05		Average
Stories	2		
Occupancy	1		
Exterior Wall 1	25		Vinyl /Alum
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asphalt
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	08		Average
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	6		
Bath Style	03		Good
Kitchen Style	00		Old Style
Extra Kitchens			
Foundation	ST		Stone
Bsmt Garages			
Fin Bsmt Size			
FBM Quality			
Fireplaces			

CONSTRUCTION DETAIL (CONTINUED)

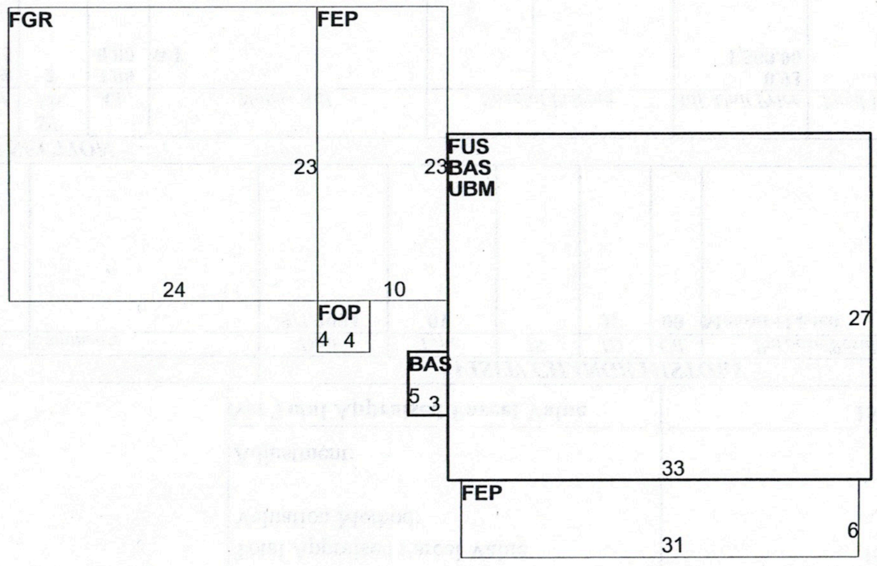
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	66.53
Section. RCN:	164,252
Net Other Adj:	12,100.00
Replace Cost	176,352
AYB	1875
EYB	1971
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	102,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

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
SHD1	Shed, wood			L	120	8.00	1970	A		A	50	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	Main/First Floor	906	906	906	66.53	60,272
FEP	Enclosed Porch	0	416	270	43.18	17,962
FGR	Garage	0	552	221	26.63	14,702
FOP	Open Porch	0	16	3	12.47	200
FUS	Finished Upper Story	891	891	891	66.53	59,274
UBM	Basement	0	891	178	13.29	11,842
	Ttl. Gross Liv/Lease Area:	1,797	3,672	2,469		176,352