

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								201 ACTON, MA VISION																						
SARQUELLA VICENTE COMES CRISTINA 271 BROWN BEAR CRSG ACTON MA 01718												Description		Code		Assessed		Assessed																								
												RESIDNTL		1021		452,800		452,800																								
												RESIDNTL		1021		500		500																								
SUPPLEMENTAL DATA																																										
Alt Prcl ID 000B4 00127 00271								SBU																																		
Occ Perm								Hist Dist																																		
Photo								BStat																																		
Ward								P.Plan# 926 OF 1974																																		
Prec								Lot# UNIT 271																																		
Sew Zone																																										
GIS ID F_675176_3013887								Assoc Pid#																																		
														Total		453,300		453,300																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																										
SARQUELLA VICENTE WETZELL ROLF + GERALDINE TRUSTEES WETZELL ROLF + GERALDINE TRUSTEES				72404		0424		04-01-2019		Q		I		290,000		00		Year		Code		Assessed		Year		Code		Assessed														
				48139		0447		09-08-2006		U		I		1		1A		2025		1021		452,800		2024		1021		421,800		2023		1021		365,200								
				17013		0588		05-21-1986						0				1021		500		500		1021		500		500		500												
														Total		453,300		Total		422,300		Total		363,200																		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																														
Year		Code		Description		Amount		Code		Description																Number		Amount		Comm Int												
Total						0.00												APPRaised VALUE SUMMARY																								
Nbhd						Nbhd Name						B						Tracing						Batch						Appraised Bldg. Value (Card)								451,700				
0001																														Appraised Xf (B) Value (Bldg)								1,100				
														Appraised Ob (B) Value (Bldg)								500																				
														Appraised Land Value (Bldg)								0																				
														Special Land Value								0																				
														Total Appraised Parcel Value								453,300																				
														Valuation Method								C																				
														Total Appraised Parcel Value								453,300																				
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																												
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpose/Result														
P-23-81		11-13-2023		PL		Plumbing		3,000		11-13-2023		100				Basement-direct replacement		04-02-2020		BC						52		MLS Verification														
E-23-344		11-13-2023		EL		Electric		500		11-27-2023		100				Single Appliance		04-01-2020		BC						51		Sales review														
16987P		03-06-2019		PL		Plumbing				03-13-2019		100				DISHWASHER, SINK AND IC		08-10-2006		DP						14		Field Review														
																		03-28-1988		RM						02		Measur+2Visit - Info Card I														
LAND LINE VALUATION SECTION																																										
B		Use Code		Description		Zone		Dist		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value										
1		1021		Condo NL MDL-		R-A						0 SF		0.01		1.00000		0		1.00				1.000						0.0000		0.01		0								
Total Card Land Units															0		SF		Parcel Total Land Area										0		Total Land Value										0	

Property Location 271 BROWN BEAR CRSG
 Vision ID 285 Account #

Map ID B4/ 127/ 271/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1021
 Print Date 2/10/2025 11:39:00 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description			Element		Cd	Description			
Style:	75		Town House									
Model	05		Res Condo									
Grade	04		Average +10									
Stories:	2		2 Stories									
Occupancy	1					CONDO DATA						
Interior Wall 1:	05		Drywall/Sheet			Parcel Id	102164	C	1	Owne	1.1	
Interior Wall 2:							NAGOG WOODS			B	1	
Interior Floor 1	12		Hardwood			Adjust Type	Code	Description			Factor%	
Interior Floor 2						Condo Flr					100	
Heat Fuel:	03		Gas			Condo Unit	G	G				153
Heat Type:	04		Forced Air-Duc			COST / MARKET VALUATION						
AC Type:	03		Central			Building Value New			594,305			
Ttl Bedrms:	02		2 Bedrooms									
Ttl Bathrms:	1		1 Full			Year Built			1972			
Ttl Half Bths:	1											
Xtra Fixtres						Effective Year Built						
Total Rooms:												
Bath Style:	02		Average			Depreciation Code			G			
Kitchen Style:	02		Average									
						Remodel Rating						
						Year Remodeled						
						Depreciation %			24			
						Functional Obsol			0			
						External Obsol			0			
						Trend Factor			1			
						Condition						
						Condition %						
						Percent Good			76			
						Cns Sect Rcnlld			451,700			
						Dep % Ovr						
						Dep Ovr Comment						
						Misc Imp Ovr						
						Misc Imp Ovr Comment						
						Cost to Cure Ovr						
						Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value		
FPL	FIREPLACE	B	1	1400.00	2000		76		0.00	1,100		
WDK	WOOD DECK	L	96	5.00	1972		100		0.00	500		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value			
BAS	First Floor			698	698				0			
FUS	Upper Story, Finished			842	842				0			
Ttl Gross Liv / Lease Area				1,540	1,540							

BAS
 (892 sf)



11/15/2017