

Account #

Map ID H3/B 5/ / /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 1/19/2024 11:06:58 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																		
KRATCHMAN BRETT AMIRAULT CORINNE 90 MAIN ST ACTON MA 01720				1	Level	2	Public Water	1	Paved	2	Suburban	Description		Code	Assessed		Assessed		201 ACTON, MA											
						6	Septic					RESIDNTL		1010	392,500		392,500													
														RES LAND		1010	277,600		277,600											
				SUPPLEMENTAL DATA																										
				Alt Prcl ID 000H3B 00005 00000				SBU 1																						
				Occ Perm				Hist Dist																						
				Photo Y				BStat O																						
				Ward				P.Plan#																						
				Prec				Lot#																						
				Sew Zone Z5																										
				GIS ID F_668269_2991501				Assoc Pid#																						
														Total		670,100		670,100												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
KRATCHMAN BRETT MANGELS WENDY A BOTKIN BRADLEY C ASHMORE DOROTHY A				69907	0138	09-08-2017		Q	I	450,000		00	Year		Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed								
				36190	0399	08-21-2002		Q	I	330,400		00	2024		1010	392,500	2023	1010	310,000	2022	1010	293,500								
				19201	0183	07-18-1988		Q	I	165,000		00			1010	277,600		1010	219,500		1010	203,100								
				17612	0013	11-26-1986				0			Total		670,100	Total		620,200	Total		529,500									
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																								
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name			B			Tracing			Batch																			
0001																														
NOTES																		Appraised Bldg. Value (Card) 392,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 277,600 Special Land Value 0 Total Appraised Parcel Value 670,100 Valuation Method C												
GREY IA WOB																														
7/24/2017 MLS \$435,000																														
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						
12560E		06-05-2018		EL	Electric		2,000				100				REPAIR AND UPGRADE WAT			05-12-2015		RK			00	Measur+Listed						
12318G		05-25-2018		PL	Plumbing						100		10-03-2018		OVEN			08-27-2012		SS			14	Field Review						
12317P		05-25-2018		PL	Plumbing						100				DISHWASHER AND KITCHEN			10-19-2006		JM			00	Measur+Listed						
11963		05-01-2018		RE	Remodel		53,000				100		10-03-2018		KITCHEN REMODEL			05-19-2003		DP			51	Sales review						
11641		04-10-2018		RS	Residential		8,000				100		05-25-2018		GARAGE ROOF AND PART O			09-12-2000		SS			01	Measur+1Visit						
648		02-17-2016		RS	Residential		11,561				100				9 WNDWS			07-26-1997		PW			02	Measur+2Visit - Info Card I						
130187		04-02-2013		RS	Residential		220				100				VENTING SECOND FL BATH			07-27-1992		WK			00	Measur+Listed						
LAND LINE VALUATION SECTION																														
B	Use Code	Description		Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustmen			Adj Unit P	Land Value								
1	1010	Single Fam MDL		R-2			26,136	SF	10.62	1.00000	4	1.00		1.000							1.0000	10.62	277,600							
Total Card Land Units						1	SF	Parcel Total Land Area						1	Total Land Value										277,600					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)									
Element		Cd	Description				Element		Cd	Description					
Style:	03	Colonial													
Model	01	Residential													
Grade:	04	Average +10													
Stories:	2	2 Stories													
Occupancy	1						CONDO DATA								
Exterior Wall 1	14	Wood Shingle					Parcel Id				C			Owne	0.0
Exterior Wall 2											B			S	
Roof Structure:	07	Gambrel					Adjust Type		Code		Description			Factor%	
Roof Cover	03	Asph/F Gls/Cmp					Condo Flr								
Interior Wall 1	03	Plastered					Condo Unit								
Interior Wall 2			COST / MARKET VALUATION												
Interior Flr 1	12	Hardwood	Building Value New				490,632								
Interior Flr 2	14	Carpet													
Heat Fuel	03	Gas													
Heat Type:	06	Steam	Year Built				1920								
AC Type:	01	None	Effective Year Built												
Total Bedrooms	03	3 Bedrooms	Depreciation Code				VG								
Total Bthrms:	2		Remodel Rating												
Total Half Baths	0		Year Remodeled												
Total Xtra Fixtrs			Depreciation %				20								
Total Rooms:	7	7 Rooms	Functional Obsol				0								
Bath Style:	02	Average	External Obsol				0								
Kitchen Style:	02	Average	Trend Factor				1								
			Condition												
			Condition %												
			Percent Good				80								
			RCNLD				392,500								
			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					
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value						
BAS	First Floor			1,079	1,079				0						
FAT	Attic, Finished			125	624				0						
FOP	Porch, Open, Finished			0	64				0						
FUS	Upper Story, Finished			624	624				0						
UBM	Basement, Unfinished			0	752				0						
UGR	Garage, Unfinished			0	264				0						
WDK	Deck, Wood			0	274				0						
Ttl Gross Liv / Lease Area				1,828	3,681				0						