

Property at 00008 SEPOUS ROAD

Prop ID 3920008

Printed 02-May-2015 10:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MEYER MICHAEL F AND
 Second name: WATEROUS MICHAELA
 Address: 185 CRESCENT ST #411
 City/state: WALTHAM MA Zip: 02453

Location Information

Map: 048 Clerk map:
 Lot: 3920008 Neigh.: Zone: R15 Vol: 599 Page: 461

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Dec-2009
Resident Land	.33	56,000			Sale price: 239,000
Resident Dwelling	1.00	73,630			Sale valid:
Resident Outbldg	2.00	6,510			Values
Resident Excess	.14	740			Mkt value :
					Cost value: 195,540
Summary		Utilities		Sales ratios	
Total assessments		136,880	Water	Cost/sale :	.8182
Total exemptions			Sewer	Mkt/sale :	
Net assessment		136,880	Gas	Assmt/sale:	.5727

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.330	80,000	80,000		80,000	56,000
Primary Site		14,375					
RES	12	.140	7,500	1,050		1,050	740
Residual		6,098					
				.470 acres	Total land value	81,050	56,740

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Garage cars	
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

		Area		Value	
Dwelling	Frame	1 story w/bsmt	1,200	148,010	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions				6,800	
Other Features	WB Stks	Unfin	3,500	7,000	
Sub-Total				161,810	
Grade	C	Factor 1.0000		161,810	
CDU		C&D Factor 1.00		161,810	
Depreciation		35 %		105,180	
Computed cost value @ 70%				73,630	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	80	3,400
P Porches, Patios, Decks	CPAT Concrete patio	573	3,400
Total additions			6,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	30.64		C	17,649	50	8,820
Block Detach Garage									
RS1 Frame	6	8	48	20.00		C	960	50	480
Utility Shed									
Value at 70%			6,510	Value at 100%			9,300		

