



ENVISION ARLINGTON FISCAL RESOURCES TASK GROUP
Meeting Minutes 7:30 PM 12/19/19 Rev 2

Senior Center, Mural Room

ATTENDEES: Gordon Jamieson (Co-Chair), David Garbarino (Co-Chair), Michael DeLisi, Jonathan Haughton, Brian Hasbrouck, Heather Remoff, Pete Howard (Secretary), Director Department Planning and Community Development (DPCD) Jenny Raitt

INTRODUCTIONS: The group welcomed Jenny and introduced themselves.

NEW GROWTH: Gordon reviewed the group's interest in the calculation of the new growth figure used to develop the Town's budget for the following year. New growth is closely related to the town's development that, in turn, is one of Jenny's concerns.

DPCD: Jenny described her department's organization, personnel, and many tasks. She answered many questions from the group. She uses Arlington's Master Plan (AMP) as an ongoing agenda for development. Some of the topics she covered were:

ZONING RECODIFICATION was a high priority of the AMP. The zoning bylaw was completely rewritten for clarity while attempting to make no functional changes. The new bylaw was accepted by the Redevelopment Board (ARB) in 2018 and has been in use since then.

INCREASED DENSITY: The ARB proposed a series of zoning changes that would have encouraged a more productive use of Mass Ave & Broadway through replacing the generally low buildings with higher, mixed use ones. Jenny reviewed the resistance from Town Meeting that followed. She noted that people in other towns have similar feelings. She noted that the goals of affordable housing and economic development are intertwined and tended to confuse people.

ARLINGTON HEIGHTS: The DPCD has developed a preliminary plan for redevelopment of the Heights. See "Arlington Heights Neighborhood Action Plan" on the Town's website. Some zoning changes may be required but, if so, may not be ready for the Special Town Meeting in the fall.

REDEVELOPMENT IN ARLINGTON: The process for gaining approval is at least several months longer than elsewhere. There is very little vacant land. Mixed use development is currently economically unattractive. Jenny led a lively discussion of a possible development of town owned land including Russell Common.

THE group thanked and applauded Jenny.

ORDER OF ARTICLES IN WARRANT: Gordon thanked Pete for his help in conducting face-to-face interviews with 3 members of the select board, the Moderator, the Select Board Administrator, the chair of the ARB, the Director of DPCD, and the Town Manager. On 11/18/19 the Board voted unanimously to change the order so ARB articles would not go first as the FRTG recommended.

NEW GROWTH RECORDS: Mike provided assessor property cards of 5 different properties along with his commentary on his data search (Ref 1). He believes he has found evidence that substantial additions were completed but that the property assessment was not affected. He asked the group to review his work using the guidelines provided last month by Sandy Pooler. The group agreed to do this before the end of the year. After FRTG approval, Gordon & Mike will report back to Sandy as requested.

The meeting adjourned at 9:00.

Next mtg Jan 16, 2020

Meetings monthly - 3rd Thursdays 7:30 PM - Usually in the Senior Center

Ref 1 The search for new growth.

The Search for New Growth

The value of the building permits listed on the property cards is often different than the one listed in the building permit database. Below I'm referencing the value listed on the property cards - not the building permit database. The description of each of these on both the property card and the building permit database makes them sound like they should trigger substantial new growth since they are all for new additions. These are just three I found searching the building permit database for Summer Street and sorting by value, then doing a corresponding search in the assessor's database.

Searching Summer Street because it's a long road that is mostly residential to get a good sample size with one search. Searching Park Ave returns a lot of duplexes or whole new construction. I didn't even bother with Mass Ave or Broadway because I assume there's so much mixed use / commercial.

"2 Story Addition" Construction permit of \$350k in 2016. Current building Assessed Value is \$344k. Looks like it hasn't been re-assessed (no activity listed on property card since 2013). Is this missing out on \$350k of new growth?

http://documents.arlingtonma.s3.amazonaws.com/patriot_propertycards/For2019/005843_01_2019.PDF

"2 story addition/finished basement" construction permit of \$240k in 2011. Current building assessed building value is \$258k. Looks like the assessed value never increased (thus the potential for missed new growth). Building value in 2011 was \$227k and actually dropped after the addition to an assessed building value of \$219k in each of 2013, 2014, and 2015.

http://documents.arlingtonma.s3.amazonaws.com/patriot_propertycards/For2019/008825_01_2019.PDF

"single story addition" construction permit of \$86k in 2017. Current building value assessment unchanged in 2019 at \$234, same as it's been since 2016. Final building permit inspection was April 2018. Is this much lag normal, or is it also potentially missed new growth?

http://documents.arlingtonma.s3.amazonaws.com/patriot_propertycards/For2019/005841_01_2019.PDF

Just on summer street alone, there is about \$500k worth of additions from January 2018 to today, even setting aside the brand new construction, mixed use, etc. that look like they should trigger new growth - permits citing changes like additions, dormers, finishing basements, etc. so if there is a hole where the Town is missing out on new growth, we need to plug it ASAP!

Searched Gray St at Gordon's suggestion. Less confident in these, especially the first one because it is so off base.

"demolation of existing dwelling, rebuild 2 family" construction permit of \$300k in 2016. Current property card has narrative description that the parcel is "mainly classified as One Family with a(n) Old Style Building Built about 1855" with an assessed building value of \$204k. No record of the construction permit on the property card. Construction permit was for \$300k but does not have the final building inspection sign off - only electrical, gas and plumbing in 2017. See permit copied from website.

http://documents.arlingtonma.s3.amazonaws.com/patriot_propertycards/For2019/010918_01_2019.PDF

"kitchen renovation/ bumpout/ mudroom /see permit" construction permit of \$119,993 in 2011. Permit reads that it was creating a mudroom in addition to kitchen renovation. Building Assessed value dropped from \$262k in 2011 to \$227k in 2013. Another one where you do the renovation and the value drops so I assume the Town doesn't get new growth... Today value is back up to \$241k.

http://documents.arlingtonma.s3.amazonaws.com/patriot_propertycards/For2019/011675_01_2019.PDF

This card must be visible from the street
and accessible for the inspector to sign.



TOWN OF ARLINGTON BUILDING CARD

Job Address: 252 Gray St

Nature of Work: demolation of existing dwelling, rebuild 2 family

Conditions: _____

Building Permit No.: 2016 - 722 (Click to view permit application)

Date Issued: June 2, 2016

Owner: Winkler Daniel & Regan

Contractor: Harper Elm General Contractor

Inspector must sign all applicable spaces

Inspection

Approved

Not Approved

EXCAVATION, SETBACKS,
& FOOTING FORMS

06-03-2016 [RV]
07-13-2016 [RV] REAR DECK

Pour no concrete until above is signed

FOUNDATION,
DAMPPROOFING,
& PERIMETER DRAINS

06-21-2016 [dg]

Do not frame until above is signed and checked,
as -- built plot plan is filed with Building Dept.

UNDERGROUND ELECTRICAL

UNDERGROUND
PLUMBING/GAS

ROUGH ELECTRICAL

ROUGH PLUMBING

(Above must be signed prior to framing inspection)

FRAMING

11-02-2016 [vl]

11-04-2016 [km] plg&gas

11-07-2016 [rv] by djg

INSULATION

11-15-2016 [rv] by djg

Cover no work until above have been signed

FINAL ELECTRICAL

02-13-2017 [vl]

FINAL PLUMBING

02-02-2017 [km]

FINAL GAS

02-02-2017 [km]

FINAL MECHANICAL

FIRE DEPARTMENT APPROVAL

(Above must be signed prior to final building inspection)

FINAL BUILDING INSPECTION

Inspector of buildings or Local Building Inspector

(781) 316-3390

SECTION 3: DESCRIPTION OF PROPOSED WORK¹ (check all that apply)

New Construction Existing Building Owner-Occupied Repairs(s) Alteration(s) Addition
Demolition Accessory Bldg. Number of Units _____ Other Specify: _____

Brief Description of Proposed Work: *full gut renovation of existing home. Demolition of existing addition and re-building of new 2-story addition*

SECTION 4: ESTIMATED CONSTRUCTION COSTS

Item	Estimated Costs (Labor and Materials)	Official Use Only
1. Building	\$ 300,000	1. Building Permit Fee: \$ _____ Indicate how fee is determined <input type="checkbox"/> Standard City/Town Application Fee <input type="checkbox"/> Total Project Cost ¹ (Item 6) x multiplier _____ x _____
2. Electrical	\$ 38,000	2. Other Fees: \$ _____
3. Plumbing	\$ 37,000	List: _____
4. Mechanical (HVAC)	\$ 40,000	Total All Fees: \$ _____
5. Mechanical (Fire Suppression)	\$ _____	Check No. _____ Check Amount _____ Cash Amount _____
6. Total Project Cost:	\$ 415,000	<input type="checkbox"/> Paid in Full <input type="checkbox"/> Outstanding Balance Due: _____

PROPERTY LOCATION	No. 5	Alt No. SUMMER ST PL, ARLINGTON	Direction/Street/City
OWNERSHIP	Owner	BAUER GREGORY	Unit #:
	Owner	BAUER ELLEN	
	Owner	5 SUMMER ST PLACE	
	Address	5 SUMMER ST PLACE	
	City	ARLINGTON	
	Prov MA	Cntr	Own Oc Y
	Postal: 02474		Type
EVIDENT OWNER	Owner	SPENCER PAMELA/BIANCO JOANNE -	
	Address	5 SUMMER ST PLACE	
	City	ARLINGTON	
	Prov MA	Cntr	
	Postal: 02474		

RRATIVE DESCRIPTION
 Parcel contains 16,060 Sq. Ft. of land mainly
 ssified as One Family with a(n) Cape Building
 It about 1948, Having Primarily Vinyl Exterior and
 half Shgl Roof Cover, with 1 Units, 2 Baths, 1
 fBaths, 0 3/4 Baths, 7 Rooms Total, and 3 Bdrms

HER ASSESSMENTS

Id	Descrpt/No	Amount	Com. Int

PROPERTY FACTORS

Code	Descrpt	%	Item	Cod	Descrpt
R1	SINGLE F	100	U		
			t		
			I		
Census:			xmpt		
ood Haz:			Topo	1	Level
			Stre		
			Traff		

ND SECTION (First 7 lines only)

LUC	No of	Depth /	Unit	Land	Site
Description	Units	Price/Units	Type	Type	Sq. Ft.
1 One Family	16060				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	344,400		16060.000	631,300	975,700
Legal Description					
Entered Lot Size					
Total Land:					
Land Unit Type:					
Source:	Market Adj Co	Total Value per SQ unit /Card	/Parc		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Notes	Date
2018	101	FV	344,400	0	16,060.	423,800	768,200	768,200	Year End Roll	12/20/2017
2017	101	FV	277,900	0	16,060.	405,800	683,700	683,700	Year End Roll	1/3/2017
2016	101	FV	277,900	0	16,060.	369,700	647,600	647,600	Year End	1/4/2016
2015	101	FV	261,400	0	16,060.	297,600	559,000	559,000	Year End Roll	12/11/2014
2014	101	FV	261,400	0	16,060.	266,000	527,400	527,400	Year End Roll	12/16/2013
2013	101	FV	261,400	0	16,060.	252,500	513,900	513,900	Year End Roll	12/13/2012
2012	101	FV	277,800	0	16,060.	252,500	530,300	530,300	Year End Roll	12/27/2011
2011	101	FV	277,800	0	16,060.	252,500	530,300	530,300	Year End Roll	12/27/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Tax	Verif	Assoc PCL Value	Notes
SPENCER PAMELA/	45494-403		6/29/2005			535,000	No No
SPENCER PAMELA	35061-41		3/18/2002	Family		1 No No	
MCGOVERN RICHA	24667-255		6/30/1994			165,000	No No

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Cod	F. Descrpt	Comment
12/19/2012	12185	Heat App	22,000	C				
11/29/2011	1468	Solar Pa	3,420	C				
9/7/2016	2158	Addition	352,000	O			2 STRY ADDIT ON LE	
1/3/2013	10	Manual	35,000	C				
3/21/2011	174	Redo Bat	13,000					
10/28/2001	1094	Manual	25,670			G	GROWTH GRID TIED SOLAR EL	1/10/2000 Mealler Sent
10/7/2009	955	Manual	4,500					
3/30/2007	193	Redo Bat	4,000			G9	GR FY09 REMODEL 1/2 BATH	7/28/1993

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Meas/Inspect	189	PATRIOT
12/28/2005	MLS	HC	Helen Chinal
1/10/2000	Mealler Sent	264	PATRIOT
7/28/1993	Measured	AJS	

VERIFICATION OF VISIT NOT DA

Appraised Value	Alt %	Spec Land	Code	Notes
631,260				

Parcel LU 101 One Family

Total SF/S	16060.00	Total	631,300
Prime NB D	ARLINGTON	Spl Cre	631,260
Total	631,260	Total	631,300



Patriot
 Properties Inc

USER DEFINED
 Prior Id # 43269
 Prior Id #
 Prior Id #
 Prior Id #
 Prior Id #
 Prior Id #
 Prior Id #
 Prior Id #
 ASR Map
 Fact Dist.
 Reval Dis
 Year:
 LandReas
 BidReason

PRINT
 Date 01/11/1 00:12:5
 LAST R
 Date 07/12/1 14:18:0
 danam
 5843

PAT ACCT.
 Notes

Sign

Type: 5 - Cape	
Sty Ht: 2 - 2 Story	
v) Units 1 - Total: 1	
undatio 2 - Conc. Block	
Frame: 1 - Wood	
ime Wa 4 - Vinyl	
ac Wall: %	
roof Situ 1 - Gable	
roof Cov 1 - Asphalt Shgl	
Color: GREEN	
ew / De	

Full Ba 2	Ratin	Very Good
A Bath:	Ratin	
3/4 Bat	Ratin	
A.3QBt	Ratin	
1/2 Bat 1	Ratin	Very Good
A HBth	Ratin	
OthrFix 3	Ratin	Average

OTHER FEATURES		
Kits: 1	Ratin	Very Good
A Kits:	Ratin	
Fpl: 2	Ratin	Good
WSFlu	Ratin	

CONDOS INFORMATION		
Location:		
Total Unit		
Floor:		
% Own:		
Name:		

TERIOR INFORMATION		
g H/F/L STD		
rim Int 2 - Plaster		
ac Int W %		
artition: T - Typical		
im Floor 3 - Hardwood		
ac Floor %		
mnt Fir 12 - Concrete		
mnt Ga		

CALC SUMMARY		
Basic \$ / SQ:	88.00	
Size Adj.:	1.0402054	
Const Adj.:	0.9899010	
Adj \$ / SQ:	90.614	
Other Features:	92624	
Grade Factor:	1.00	
Neighborhood I:	1.0000000	
LUC Factor:	1.00	
Adj Total:	407601	
Depreciation:	63178	
Depreciated Tot:	344423	

EC FEATURES/YARD ITEMS		
Description	A Y/ Qty	Size/Dim
Frame Shed	D Y 1 10X8	
Frame Shed	D Y 1 10X8	

RESIDENTIAL GRID					
1st Res G	Des Line 1	# Unit 1			
Level	FY LR DR D K I FR RR BR FB HB L O				
Other					
Upp					
Lvl 2					
Lvl 1					
Low					
Total	RMs: 7 BR 3 Bath 2 H 1				

REMODELING RES BREAKDOWN					
Exterior	No Unit	RMS	BRS	FL	FL
Interior:	1	7	3	M	
Addition					
Kitchen:					
Baths:					
Plumbin					
Electric:					
Heating					
General					
Totals	1	7	3		

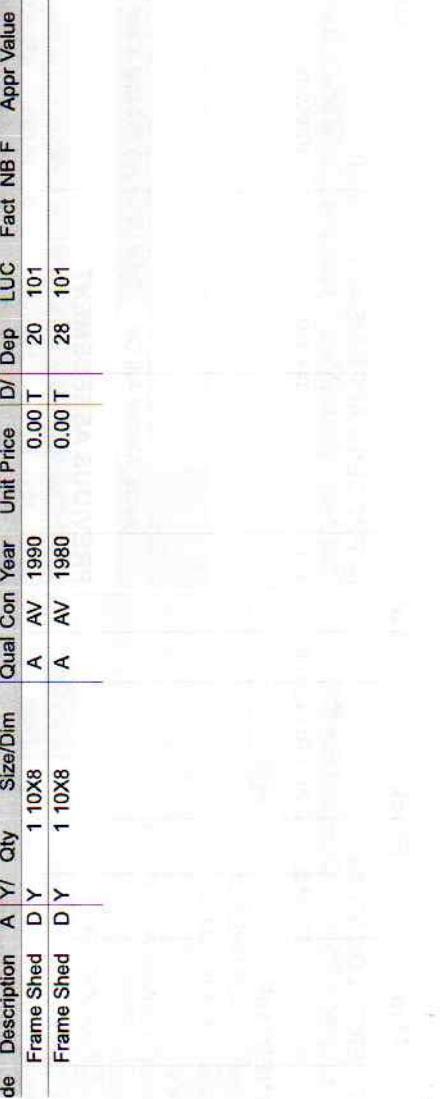
COMPARABLE SALES					
Rate	Parcel ID	Typ	Date	Sale Price	

WtAv\$/S		
AvRat	Ind.V	
Juris. Factor:	1.00	Before De 107.39
Special Featur	0	Val/Su Ne 169.31
Final Total:	344400	Val/Su Sz 126.34

SUB AREA					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %
FFL	First Floor	1,427	90.610	129,306	
BMT	Basement	1,307	40.230	52,584	
SFL	Second Floor	807	90.610	73,125	
GAR	Garage	696	18.590	12,940	
HST	Half Story	450	90.610	40,776	
WDK	Deck	240	10.170	2,440	
ATC	Attic	42	90.610	3,806	
Net Sketched Area:		4,969	Total:	3207	
Size A	2726	Gross Ar	15655	FinAr	

SUB AREA DETAIL					
Sub %	Area Usbl	Descr	Type	%	Qu
	BMT	100 GFB			40 G
	FFL	BMT			

PARCEL ID 068.0-0002-0002.B					
JCo JFac	Juris. Value	Appr Value	Fact NB F	LUC	D/ Dep



AssessPro Patriot Properties, Inc



Patriot
Properties Inc

USER DEFINED
Prior Id # 72708

Prior Id #
Prior Id #
Prior Id #
Prior Id #
Prior Id #
Prior Id #
Prior Id #
Prior Id #
ASR Map
Fact Dist:
Reval Djs
Year:
LandReas
BldReason

IN PROCESS APPRAISAL SUMMARY
Use Code 101 Building Value 258,000 Yard Items 4438,000 Land Size 4438,000 Land Value 343,500 Total Value 601,500
Legal Description
User Acct 72708
GIS Ref
GIS Ref
Insp Date 10/12/18

Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 113.0-0008-0003.0
Notes
Date 12/20/2017
PRINT
Date 01/11/11 08:51:1
LAST R
Date 10/16/11 08:56:4
apro
8825

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Notes	Date
2018	101	FV	233,600	0	4,438	263,800	497,400	497,400	Year End Roll	12/20/2017
2017	101	FV	233,600	0	4,438	249,900	482,500	482,500	Year End Roll	1/3/2017
2016	101	FV	233,600	0	4,438	229,000	462,600	462,600	Year End	1/4/2016
2015	101	FV	219,300	0	4,438	214,100	433,400	433,400	Year End Roll	12/11/2014
2014	101	FV	219,300	0	4,438	197,100	416,400	416,400	Year End Roll	12/16/2013
2013	101	FV	219,300	0	4,438	197,100	416,400	416,400		12/13/2012
2012	101	FV	227,600	0	4,438	164,300	391,900	391,900		12/27/2011
2011	101	FV	227,600	0	4,438	164,300	391,900	391,900		12/27/2011

SALES INFORMATION
Grantor MCPADDEN WILLIA 28968-218
Legal Ref 8/14/1998
Type V
Date 8/14/1998
TAX DISTRICT
V 245,000 No No
PAT ACCT. 8825

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCPADDEN WILLIA	28968-218	V	8/14/1998	245,000	No	No			Y

PREVIOUS ASSESSMENT
Source: Market Adj Co Total Value per SQ unit /Card /Parc

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu
2018	101	FV	233,600	0	4,438	263,800	497,400	497,400
2017	101	FV	233,600	0	4,438	249,900	482,500	482,500
2016	101	FV	233,600	0	4,438	229,000	462,600	462,600
2015	101	FV	219,300	0	4,438	214,100	433,400	433,400
2014	101	FV	219,300	0	4,438	197,100	416,400	416,400
2013	101	FV	219,300	0	4,438	197,100	416,400	416,400
2012	101	FV	227,600	0	4,438	164,300	391,900	391,900
2011	101	FV	227,600	0	4,438	164,300	391,900	391,900

PROPERTY LOCATION
No 534 Alt No SUMMER ST, ARLINGTON
Direction/Street/City
VNERSHIP
KATOFSKY RYAN
SMOLASH RUTH
534 SUMMER STREET

PROPERTIES
Unit #
KATOFSKY RYAN
SMOLASH RUTH
534 SUMMER STREET

OWNER INFORMATION
Owner KATOFSKY RYAN
SMOLASH RUTH
534 SUMMER STREET

PREVIOUS ASSESSMENT
Source: Market Adj Co Total Value per SQ unit /Card /Parc

PROPERTY FACTORS
Code R1 Descp SINGLE F Item U % 100
Census: xmp
Food Haz: Topo 1 Level
Streets
Traffic

IND SECTION (First 7 lines only)
LUC No of Units Price/Units
1 One Family 4438

PROPERTY FACTORS
Code R1 Descp SINGLE F Item U % 100
Census: xmp
Food Haz: Topo 1 Level
Streets
Traffic

IND SECTION (First 7 lines only)
LUC No of Units Price/Units
1 One Family 4438

PROPERTY FACTORS
Code R1 Descp SINGLE F Item U % 100
Census: xmp
Food Haz: Topo 1 Level
Streets
Traffic

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment	Date	Result	By	Name
5/27/2015	582	Redo Bat	23,830						10/12/2018	Meas/Inspect	CC	Chris C
3/26/2014	256	Rep.Chim	3,727					retro fit solar el	6/4/2015	Permit Insp	PC	PHIL C
10/27/2011	1364	Manual	17,200	C				2 STORY ADD / REDO	6/11/2014	Info Fm Prmt	PC	PHIL C
5/24/2011	484	Addition	240,320						5/2/2012	Info Fm Prmt	MM	Mary M
10/23/2001	1340	Re-Roof	5,150	C					12/1/2008	Meas/Inspect	336	PATRIOT
11/17/2001	913	Wood Dec	7,000	C				8X10 WOOD DECK ON	8/15/2000	Inspected	263	PATRIOT
									2/9/2000	Measured	263	PATRIOT
									8/30/1993		EK	

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Meas/Inspect	CC	Chris C
6/4/2015	Permit Insp	PC	PHIL C
6/11/2014	Info Fm Prmt	PC	PHIL C
5/2/2012	Info Fm Prmt	MM	Mary M
12/1/2008	Meas/Inspect	336	PATRIOT
8/15/2000	Inspected	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/30/1993		EK	

VERIFICATION OF VISIT NOT DA

Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use Value	Notes
343,500					343,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	258,000	4438,000	4438,000	343,500	601,500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu
2018	101	FV	233,600	0	4,438	263,800	497,400	497,400
2017	101	FV	233,600	0	4,438	249,900	482,500	482,500
2016	101	FV	233,600	0	4,438	229,000	462,600	462,600
2015	101	FV	219,300	0	4,438	214,100	433,400	433,400
2014	101	FV	219,300	0	4,438	197,100	416,400	416,400
2013	101	FV	219,300	0	4,438	197,100	416,400	416,400
2012	101	FV	227,600	0	4,438	164,300	391,900	391,900
2011	101	FV	227,600	0	4,438	164,300	391,900	391,900

PROPERTY FACTORS

Code	Descp	%	Item	Cod	Descrp
R1	SINGLE F	100	U		
			t		
			i		
			xmp		
			Topo	1	Level
			Stre		
			Traff		

IND SECTION (First 7 lines only)

Description	Fact Units	No of Units	Price/Units	Sq. Ft.	Site
1 One Family	4438				

OF=BMT SINK.

Type: 6 - Colonial	Full Ba: 1	Ratin: Good
Sty Ht: 2A - 2 Sty +Attic	A Bath: 1	Ratin: Good
v) Units: 1	3/4 Bat: 1	Ratin: Good
undatio: 2 - Conc. Block	A 3QBt: 1	Ratin: Average
Frame: 1 - Wood	1/2 Bat: 1	Ratin: Average
ime Wa: 1 - Wood Shingle	A HBth: 1	Ratin: Fair
ac Wall: 1	OthrFix: 1	Ratin: Fair

RESIDENTIAL GRID

1st Res G	Des Line 1	# Unit 1
Level	FY LR DR D K FR RR BR FB HB L O	
Othe		
Upp		
Lvl 2		
Lvl 1		
Low		
Total	RMS: 8 BR 3 Bath 1 H 1	

OTHER FEATURES

Kits: 1	Ratin: Good
A Kits: 1	Ratin: Average
Fpl: 1	Ratin: Average
WSFlu: 1	Ratin: Fair

CONDOS INFORMATION

Location:	
Total Unit:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Con GD	- Good	21.7%
Functiona		
Economic		
Special:		
Override:		
Total:		21.7%

DEPRECIATION

Phys Con GD	- Good	21.7%
Functiona		
Economic		
Special:		
Override:		
Total:		21.7%

REMODELING RES BREAKDOWN

Exterior				
Interior				
Addition				
Kitchen:				
Baths:				
Plumbin				
Electric:				
Heating				
General				
Totals	1	8	3	3

GENERAL INFORMATION

Grade: C	- Average
Year Bilt	1929
Eff Yr Bilt:	
Alt %:	
Fact:	

TERIOR INFORMATION

g H/FL STD	
Prim Int	2 - Plaster
Sec Int W	
Partition:	T - Typical
Tim Floor	3 - Hardwood
Acc Floor	

EXTERIOR INFORMATION

mnt Fir	12 - Concrete
mnt Ga	1
Electric:	3 - Typical
Insulation:	2 - Typical
Gas Ext:	S
Heat Fuel	2 - Gas
Heat Typ	5 - Steam
Heat Sy	1
Heated	100 % AC:
Star HW	Yes Central V NO
% Com	% Sprinkl

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WTAV\$/S

AvRat	Ind.V

Juris. Factor: 1.00

Before De	128.36
Special Featur	0
Val/Su Ne	87.64
Final Total:	258000
Val/Su Sz	155.05

PARCEL ID 113.0-0008-0003.0

JCo JFac	Juris. Value
Appr Value	
Fact NB F	
Unit Price	
Qual Con Year	
Size/Dim	
Y/ Qty	

NET SKETCHED AREA: 2,944

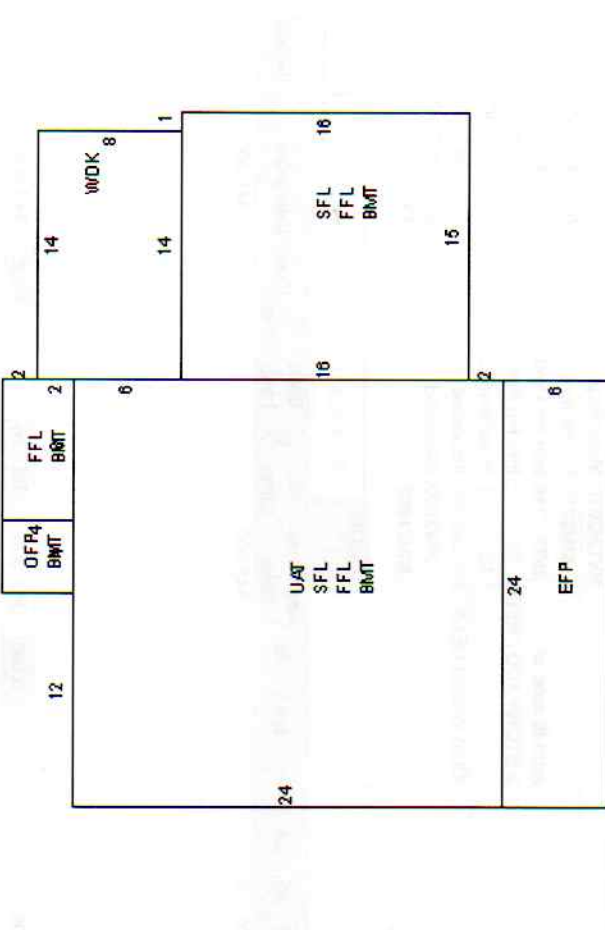
Size A	1664	Gross Ar	3376	FinAr	2010
Total:	268,902				

DEPRECIATED TOT: 257977

Basic \$ / SQ:	98.00
Size Adj.:	1.3211538
Const Adj.:	0.9800019
Adj \$ / SQ:	126.884
Other Features:	60571
Grade Factor:	1.00
Neighborhood I:	1.0000000
LUC Factor:	1.00
Adj Total:	329473
Depreciation:	71496
Depreciated Tot:	257977

EC FEATURES/YARD ITEMS

de	Description	A	Y/ Qty	Size/Dim	Qual Con Year	Unit Price	D/ Dep	LUC	Fact NB F	Appr Value	Juris. Value



SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Descr	%
BMT	Basement	864	47,960	41,439	BMT	100 RRM	40
FFL	First Floor	848	126,880	107,598			
SFL	Second Floor	816	126,880	103,537			
EFP	Enclos Porch	144	46,130	6,643			
UAT	Upper Attic	144	50,750	7,309			
WDK	Deck	112	14,930	1,672			
OFP	Open Porch	16	44,000	704			
Net Sketched Area:		2,944	Total:	268,902			
Size A	1664	Gross Ar	3376	FinAr	2010		

IMAGE

AssessPro Patriot Properties, Inc



IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	239,400		4935.000	357,900	597,300

Legal Description

Entered Lot Size

Total Land: /Parc

Land Unit Type:

Source: Market Adj Co Total Value per SQ unit /Card

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Date
2018	101	FV	239,400	0	4,935.	240,300	479,700	479,700	12/20/2017
2017	101	FV	239,400	0	4,935.	230,100	469,500	469,500	1/3/2017
2016	101	FV	239,400	0	4,935.	209,600	449,000	449,000	1/4/2016
2015	101	FV	233,600	0	4,935.	168,700	402,300	402,300	12/11/2014
2014	104	FV	242,200	0	4,935.	150,800	393,000	393,000	12/16/2013
2013	104	FV	251,500	0	4,935.	143,100	394,600	394,600	12/13/2012
2012	104	FV	219,800	0	4,935.	143,100	362,900	362,900	12/27/2011
2011	104	FV	219,800	0	4,935.	143,100	362,900	362,900	12/27/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS RYAN M,	56774-116		4/26/2011	Convenience		1	No	No		
TERRY RICHARD C	56490-527		2/18/2011	Change>Sale	457,500	No	No	No		
TERRY RICHARD C	51030-510		4/15/2008	Family		1	No	No		
HORNE THOMAS	44915-406		3/31/2005	Family	350,000	No	No	No		
HORNE ANNA J	25763-296		10/26/1995		138,000	No	No	No		A

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrip	Comment
11/5/2017	2015	Addition	86,000	O				
4/3/2012	316	Manual	15,000					repairs to deck, e
7/22/2009	612	Re-Roof	4,650					

PROPERTY FACTORS

Code	Descrp	%	Item	Cod	Descrp
R1	SINGLE F	100	U		
			t		
			l		
Census:			xmpt		
ood Haz:			Topo	1	Level
			Stree		
			Traffi		

ND SECTION (First 7 lines only)

LUC	No of	Depth /	Unit Type	Land Type	LT	Base	Unit	Neigh	Neigh	Infl	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Notes
1	One Family	4935	Sq. Ft.	Site		0	70.	1.036	11	Med. Tr	-10					357,872				357,900

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Measured	189	PATRIOT
7/14/2005	MLS	HC	Helen China
1/10/2000	Mailer Sent	264	PATRIOT
1/10/2000	Measured	PM	Peter M
3/1/1992			

VERIFICATION OF VISIT NOT DA



!5841!

ARLINGTON

CARD

IN PROCESS APPRAISAL SUMMARY

PROPERTY LOCATION

June 2014 land use was changed from 104 to 101.. House is clearly a single family home..

Type: 6 - Colonial	Full Ba 2	Ratin Average
Sty Ht: 2 - 2 Story	A Bath:	Ratin
v) Units 1 Total: 1	3/4 Bat	Ratin
undatio 3 - BrickorStone	A.3QBt	Ratin
Frame: 1 - Wood	1/2 Bat 1	Ratin Average
ime Wa 2 - Clapboard	A HBth	Ratin
ac Wall: %	OthrFix	Ratin

RESIDENTIAL GRID	
1st Res G	Des Line 1 # Unit 1
Level FY LR DR D K I FR RR BR FB HB L O	
Other	
Upp	
Lvl 2	
Lvl 1	
Low	
Total	RMs: 7 BR 2 Bath 2 H 1

OTHER FEATURES	
Kits: 1	Ratin Good
A Kits:	Ratin
Fpl:	Ratin
WSFlu	Ratin

CONDO INFORMATION	
Location:	
Total Unit	
Floor:	
% Own:	
Name:	

TERIOR INFORMATION	
g HI/FL STD	Phys Con GD - Good 21.1%
rim Int 2 - Plaster	Functiona %
ac Int W	Economic %
artition: T - Typical	Special: %
rim Floo 3 - Hardwood	Override: %
ac Floor	Total: 21.7%

CALC SUMMARY	
Basic \$ / SQ: 98.00	Size Adj.: 1.3518796
Electric: 3 - Typical	Const Adj.: 0.9899010
ulation: 2 - Typical	Adj \$ / SQ: 131.146
vs Ext: S	Other Features 61500
at Fuel 2 - Gas	Grade Factor: 1.00
eat Typ 5 - Steam	Neighborhood I 1.0000000
Heat Sy 2	LUC Factor: 1.00
Heated 100	Adj Total: 305691
lar HW NO	Depreciation: 66335
% Com	Depreciated Tot 239356

EC FEATURES/YARD ITEMS	
de Description A Y/ Qty	Qual Con Year Unit Price D/ Dep LUC Fact NB F Appr Value JCo JFac Juris. Value
	PARCEL ID 068.0-0002-0001.0

REMODELING RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

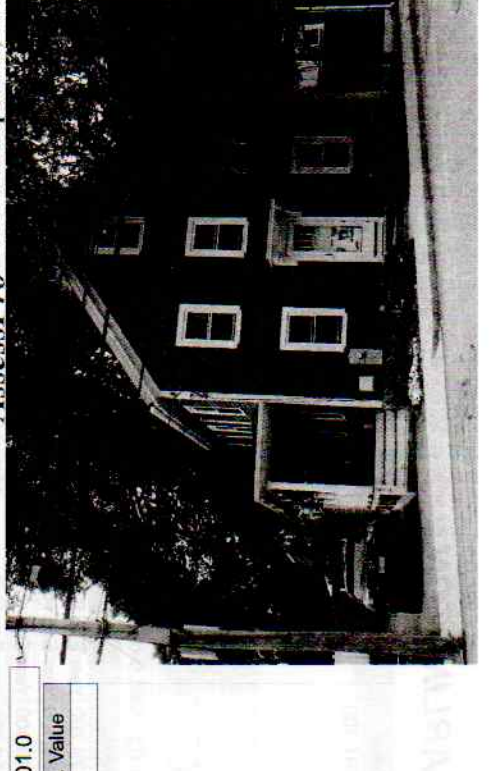
DEPRECIATION	
Phys Con GD - Good	21.1%
Functiona	%
Economic	%
Special:	%
Override:	%
Total:	21.7%

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WTAV\$/S	
AvRat	Ind.V
Juris. Factor:	Before De 150.00
Special Featur 0	Val/Su Ne 91.37
Final Total: 239400	Val/Su Sz 150.00

9	FFL	12	SFL	12	WDDK
	BMT		FFL		
			BMT		
8		1		11	
OFF	20		SFL		20
			FFL		
			BMT		
			HST		
					24

SUB AREA								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Descr	%	Qu
BMT	Basement	732	39.340	28,800				
FFL	First Floor	732	131.150	95,999				
SFL	Second Floor	624	131.150	81,835				
HST	Half Story	240	131.150	31,475				
OFF	Open Porch	160	26.810	4,290				
WDDK	Deck	132	13.580	1,792				
Net Sketched Area: 2,620				Total:	244,191			
Size A		1596	Gross Ar	2860	FinAr			



AssessPro Patriot Properties, Inc



PROPERTY LOCATION		Alt No: 252		Direction/Street/City: GRAY ST, ARLINGTON	
OWNERSHIP		Unit #:		Owner: WINKLER DANIEL & REGAN	
Street: 252 GRAY ST		Market Adj Co:		Total Value per SQ unit /Card: /Parc	
Parcel ID: 141.0-0005-0005.A		Parcel ID:		Total Value: 740,500	
Tax Yr: 2018		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2017		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2016		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2015		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2014		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2013		Yrd Item: 900		Land Value: 535,400	
Tax Yr: 2012		Yrd Item: 3000		Land Value: 517,500	
Tax Yr: 2011		Yrd Item: 3000		Land Value: 517,500	

PREVIOUS ASSESSMENT		Parcel ID: 141.0-0005-0005.A	
Tax Yr	Use Cat	Bldg Value	Land Value
2018	101 FV	204,200	442,600
2017	101 FV	204,200	406,900
2016	101 FV	204,200	371,200
2015	101 FV	193,400	364,100
2014	101 FV	193,400	338,400
2013	101 FV	193,400	322,000
2012	101 FV	221,800	292,700
2011	101 FV	221,800	292,700

SALES INFORMATION		TAX DISTRICT: PAT ACCT.	
Grantor	Legal Ref	Typ	Date
CAUSEY JANE A,	65878-422		8/7/2015
NYLANDER BARBARA	48587-494	Change>Sale	11/30/2006
NYLANDER BARBARA	22640-530		11/20/1992

RRATIVE DESCRIPTION			
Parcel contains 9,797 Sq. Ft. of land mainly sified as One Family with a(n) Old Style Building It about 1855, Having Primarily Clapboard erior and Asphalt Shgl Roof Cover, with 1 Units, aths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms Total, a			
HER ASSESSMENTS			
Code	Descr/No	Amount	Com. Int

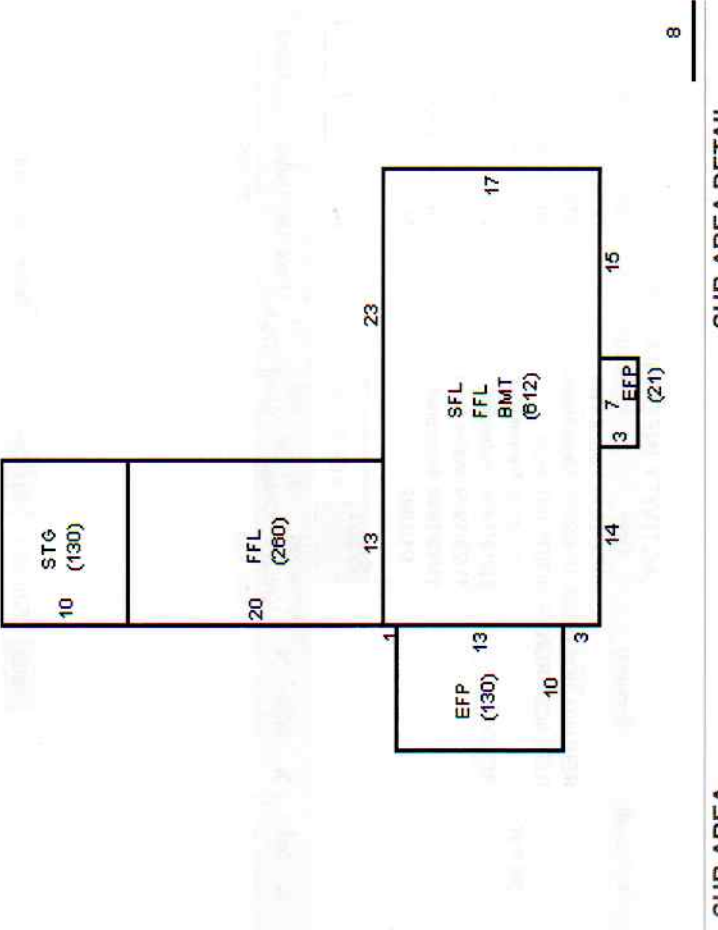
PROPERTY FACTORS					
Code	Descr	%	Item	Cod	Descr
R1	SINGLE F	100	U		
			t		
			i		
			xmpt		
			Topo	2	Above Str
			Stre		
			Traffi		

IND SECTION (First 7 lines only)																								
LUC	No of	Depth /	Unit Type	Land Type	LT	Base	Unit	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use	Value	Notes
1	One Family	9797				0	75.07299										535,433						535,400	

BUILDING PERMITS								
Date	Number	Descr	Amount	C/O	Last Visit	Fed Cod	F. Descr	Comment
11/3/2016	1355	Heat App	27,500	C				
4/7/2016	396	Wood Dec	10,000					REBUILD SIDE DECK
4/28/2010	373	Manual	11,000					REPLACE FRONT & NO3/7/2007 MLS
7/12/2004	612	Redo Bat	4,000	C		G6	GR FY06	
4/8/1999	180	Manual	3,000					REROOF

ACTIVITY INFORMATION			
Date	Result	By	Name
8/30/2016	Permit Visit	DGM	D Mann
1/14/2009	Meas/Inspect	372	PATRIOT
3/31/2005	Permit Visit	MM	Mary M
12/15/1999	Inspected	BR	B Rossignol
11/23/1999	Mailier Sent	256	PATRIOT
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

VERIFICATION OF VISIT NOT DA	
Sign	
Total: 535,433	
Total: 535,400	



RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Unit
1st													1

Other: _____
 Upp: _____
 Lvl 2: _____
 Lvl 1: _____
 Low: _____

Total: RMs: 6 BR 3 Bath 1 H

REMODELING RES BREAKDOWN

Exterior	Interior	Addition	Kitchen	Baths	Plumbin	Electric	Heating	General
1	6	3						
Totals								
1	6	3						

RESIDENTIAL GRID

1st Res	G	Des	Line	# Unit
1				1

REMODELING RES BREAKDOWN

Exterior	Interior	Addition	Kitchen	Baths	Plumbin	Electric	Heating	General
1	6	3						
Totals								
1	6	3						

CONDOS INFORMATION

Location: _____
 Total Unit: _____
 Floor: _____
 % Own: _____
 Name: _____

DEPRECIATION

Phys Con	AV	- Average	31.0%
Functiona			%
Economic			%
Special:			%
Override:			%
Total:			31.0%

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

CALC SUMMARY

Basic \$ / SQ:	102.00
Size Adj.:	1,461,945.00
Const Adj.:	0,989,901.00
Adj \$ / SQ:	147,612
Other Features:	60,000
Grade Factor:	1.00
Neighborhood I:	1,000,000.00
LUC Factor:	1.00
Adj Total:	2,959,222
Depreciation:	917,360
Depreciated Tot:	2,041,862

EC FEATURES/YARD ITEMS

Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/ Dep	LUC	Fact	NB F	Appr Value	Juris. Value
Patio	D	Y	1	10X14	G	FR	1910	6.16	T	51	101		400	400
Patio	D	Y	1	10X12	G	AV	1910	6.72	T	40.8	101		500	500

NET SKETCHED AREA

Net Sketched Area:	2,040
Total:	235,922
Size A:	1392.20
Gross Ar:	2377
FinAr:	1613

PARCEL ID

Parcel ID:	141.0-0005-0005.A
JCo JFac:	
Juris. Value:	400
Appr Value:	500



AssessPro Patriot Properties, Inc



PROPERTY LOCATION
 No. 329 Alt No. Direction/Street/City
 329 GRAY ST, ARLINGTON

OWNERSHIP
 Owner: TULLY JOSEPH & SUSAN R

ADDRESS
 329 GRAY STREET

IN PROCESS APPRAISAL SUMMARY
 Use Code: 101 Building Value: 240,900 Land Value: 414,600 Total Value: 655,500
 Land Size: 5398.000 Land Value: 414,600 Total Value: 655,500

Legal Description
 Entered Lot Size
 Total Land: /Parc
 Land Unit Type:

Tax Yr	Use	Cat	Bldg Value	Yrd Value	Land Value	Land Size	Total Value	Asses'd Value	Notes	Date
2018	101	FV	240,900	0	5,398	342,800	583,700	583,700	Year End Roll	12/20/2017
2017	101	FV	240,900	0	5,398	315,100	556,000	556,000	Year End Roll	1/3/2017
2016	101	FV	240,900	0	5,398	287,500	528,400	528,400	Year End Roll	1/4/2016
2015	101	FV	227,100	0	5,398	281,900	509,000	509,000	Year End Roll	12/11/2014
2014	101	FV	227,100	0	5,398	262,000	489,100	489,100	Year End Roll	12/16/2013
2013	101	FV	227,100	0	5,398	249,300	476,400	476,400	Year End Roll	12/13/2012
2012	101	FV	262,300	0	5,398	226,700	489,000	489,000	Year End Roll	12/27/2011
2011	101	FV	262,300	0	5,398	226,700	489,000	489,000	Year End Roll	12/27/2011

PREVIOUS ASSESSMENT
 Parcel ID: 149.0-0006-0011.0

SALES INFORMATION
 Grantor: MAHONEY BRIAN 30486-335
 MAHONEY BRIAN/E 28187-434
 Date: 7/30/1999
 Type: Family
 Sale Price: 334,000
 V: No
 Tst: No
 Verif: No
 Assoc PCL Value: No

PROPERTY FACTORS
 Code: R1 Desc: SINGLE F %: 100 Item: U
 Census: t
 Food Haz: i
 xmpl: Topo 1 Level
 Stree: Traffic

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

Date	Number	Descr	Amount	C/O	Last Visit	Fed Cod	F. Descr	Comment
7/10/2013	1050	Manual	19,000	C				
3/29/2011	197	Redo Kit	119,993					& BUILD BUMPOUT EN
11/19/2000	970	Redo Bas	42,708	C				Inspected
2/26/2001	121	Re-Roof	4,995	C				Inspected
2/12/1997	65		7,500	C				REMODEL KITCHEN

ACTIVITY INFORMATION
 Date: 1/9/2014 Info Fm Prmt: EMK Ellen K
 6/25/2004 Meas/Inspect: BR B Rossignol
 3/31/2001 Inspected: 201 PATRIOT
 11/7/2000 Hearing N/C: 264 PATRIOT
 6/19/2000 MLS
 11/30/1999 Mailer Sent: 263 PATRIOT
 11/23/1999 Measured: RV
 7/16/1993
 Sign VERIFICATION OF VISIT NOT DA / /

ASR Map: 11675
 Fact Dist:
 Reval Dis:
 Year:
 Land Reas:
 Bid Reason:

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

Code	Description	Fact Units	Price/Units	Sq. Ft.	Site
1	One Family	5398	0	75.1024	9

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

Code	Description	Fact Units	Price/Units	Sq. Ft.	Site
1	One Family	5398	0	75.1024	9

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

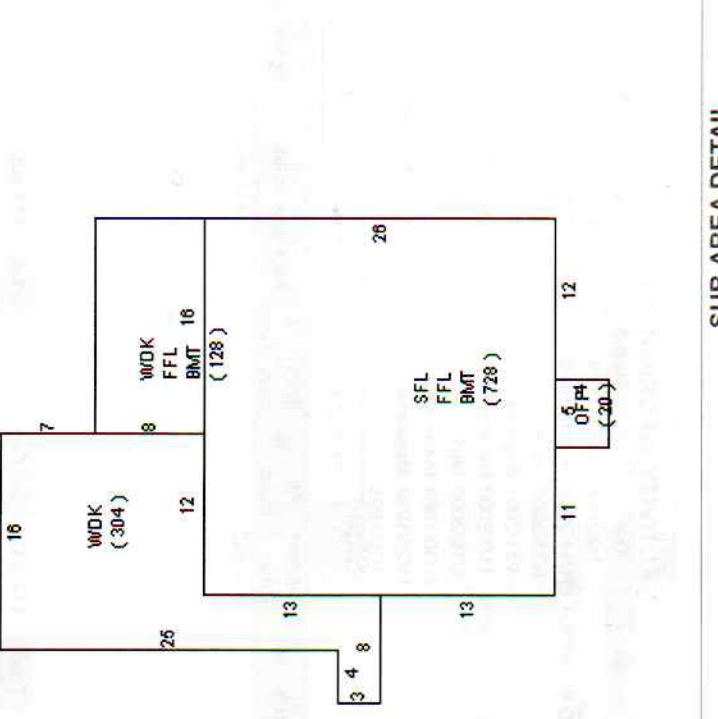
Code	Description	Fact Units	Price/Units	Sq. Ft.	Site
1	One Family	5398	0	75.1024	9

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

PROPERTY FACTORS
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site

IND SECTION (First 7 lines only)
 LUC No of Depth/ Unit Type Land Type
 1 One Family 5398 0 75.1024 9 0 75.1024 9
 Sq. Ft. Site



Type:	15 - Old Style	Ratin	Average
Sty Ht:	2 - 2 Story	Ratin	
v) Units	1 Total: 1	Ratin	
undatio	2 - Conc. Block	Ratin	
Frame:	1 - Wood	Ratin	Average
ime Wa	1 - Wood Shingle	Ratin	
oc Wall:	%	Ratin	

RESIDENTIAL GRID			
1st Res G	Des	Line 1	# Unit 1
Level	FY LR DR D K	FR RR	BR FB HB L O
Othe			
Upp			
Lvl 2			
Lvl 1			
Low			
Total	RMS: 8	BR: 3	Bath: 1 H: 1

REMODELING RES BREAKDOWN			
Exterior	No Unit	RMS	BRS FL
Interior:	1	8	3
Addition			
Kitchen:			
Baths:			
Plumbin			
Electric:			
Heating			
General			
Totals	1	8	3

OTHER FEATURES			
Kits:	1	Ratin	Very Good
A Kits:		Ratin	
Frl:		Ratin	
WSFlu		Ratin	

CONDOS INFORMATION			
Location:			
Total Unit			
Floor:			
% Own:			
Name:			

DEPRECIATION			
Phys Con AG	- Avg-Go	26.4 %	
Functiona			
Economic			
Special:			
Override:			
Total:		26.4 %	

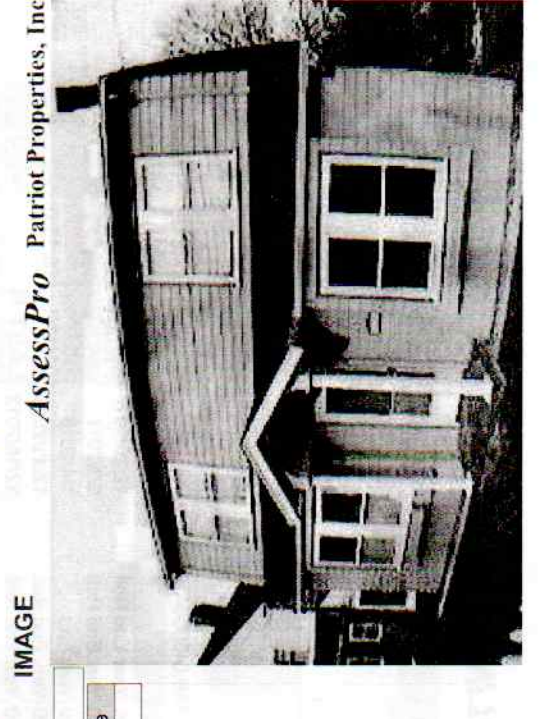
CALC SUMMARY			
Basic \$ / SQ:	102.00		
Size Adj.:	1.3575756		
Const Adj.:	0.9800019		
Adj \$ / SQ:	135.704		
Other Features	50000		
Grade Factor:	1.00		
Neighborhood I	1.0000000		
LUC Factor:	1.00		
Adj Total:	327275		
Depreciation:	86401		
Depreciated Tot:	240875		

SUB AREA DETAIL											
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Descr	%	Qu	Type		
BMT	Basement	856	67.580	57,849							
FFL	First Floor	856	135.700	116,162							
SFL	Second Floor	728	135.700	98,792							
WDK	Deck	432	8.310	3,592							
OFF	Open Porch	20	44.000	880							
Net Sketched Area:		2,892		277,275							
Size A	1584	Gross Ar	2892	FinAr	2055						

COMPARABLE SALES											
Rate	Parcel ID	Typ	Date	Sale Price							
WtAv\$/S		AvRat	Ind.V								
Juris. Factor: 1.00		Before De	117.23								
Special Featur 0		Val/Su Ne	83.30								
Final Total: 240900		Val/Su Sz	152.08								

EC FEATURES/YARD ITEMS											
de	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit	Price	Appr Value

PARCEL ID											
149.0-0006-0011.0											
JCo JFac Juris. Value											



AssessPro Patriot Properties, Inc

IMAGE											
149.0-0006-0011.0											
JCo JFac Juris. Value											