

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								201 ACTON, MA VISION																	
KELLEYS CORNER LLC 6 LITTLEFIELD ROAD REAL_OWNERS MA 01720										Description		Code		Appraised		Assessed																			
										COMMERC.		3260		291,800		291,800																			
												COM LAND		3260		510,400				510,400															
												COMMERC.		3260		2,500		2,500																	
SUPPLEMENTAL DATA																																			
Alt Prcl ID 000F3 00113 00000						SBU 1.48																													
Occ Perm 10/12/10						Hist Dist																													
Photo						BStat O																													
Ward						P.Plan# 637 OF 1979																													
Prec						Lot# C																													
Sew Zone Z7																																			
GIS ID F_668693_2997991						Assoc Pid#																													
										Total		804,700		804,700																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
KELLEYS CORNER LLC YETMAN WILLIAM E ET AL TR YETMAN EDWARD				50034 0155		08-30-2007		U I		965,000		1 1F		Year Code		Assessed		Year Code		Assessed		Year Code		Assessed											
				24257 0297		02-10-1994		U I		1		2025 3260		291,800		2024 3260		282,000		2023 3260		274,600													
				16307 0550		07-23-1985				0		3260		510,400		3260		510,400		3260		403,400													
												3260		2,500		3260		2,500		3260		2,500													
										Total		804,700		Total		794,900		Total		740,900															
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																																			
Nbhd		Nbhd Name		B		Tracing		Batch																											
200																																			
NOTES																																			
FORMER MEINEKE MUFFLERS (2006)										NO FLOORING IN 2ND FLOOR																									
BUENO & SANO																																			
BUILDING EXPANSION UP TO 2,958 SF																																			
1995 RENOVATIONS TO 2ND FL																																			
ACCESS TO 2ND FLOOR THRU PERMANANT																																			
LADDER IN STORAGE ROOM																																			
										Total Appraised Parcel Value 804,700																									
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							
4464 E		11-09-2013		EL		Electric		525		07-31-2013		100				NEW BOILER WIRING		09-18-2020		BM1						14		Field Review							
12-047		01-25-2012		CM		Commercial						100				MINOR PARTITIONS, ALTERA		04-03-2015		PM						00		Measur+Listed							
3018		07-29-2010		CM		Commercial						100				FIRE SYSTEM		08-17-2009		RD						17		Comm Field Review							
30046		06-22-2010		CM		Commercial		11,500				100				INSTALL HOOD		10-25-2006		RD						17		Comm Field Review							
22733		10-15-2009		FU		FIT-UP		87,000				100				TAKE OUT REST		08-16-2006		DI						04		Measur/Vac/Boarded up							
																		04-24-1997		BD						00		Measur+Listed							
																		09-28-1987		MD						00		Measur+Listed							
LAND LINE VALUATION SECTION																																			
B		Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nhbd Adj		Notes		Location Adjustme		Adj Unit Pric		Land Value			
1		3260		REST/CLUBS M		KC						14,794		SF		18.16		1.00000		4		1.00		200		1.900				0		34.5		510,400	
Total Card Land Units										0		AC		Parcel Total Land Area: 0										Total Land Value										510,400	

Property Location 263 MAIN ST
Vision ID 4298

Account #

Map ID F3/ 113/ //

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3260
Print Date 2/10/2025 7:16:06 PM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	30	Restaurant									
Model	94	Commercial									
Grade	03	Average									
Stories:	2										
Occupancy	1.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall/Sheet									
Interior Wall 2											
Interior Floor 1	03	Concr-Finished									
Interior Floor 2	11	Ceram Clay Til									
Heating Fuel	03	Gas									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Bldg Use	3260	REST/CLUBS MDL-94									
Total Rooms											
Total Bedrms	00										
Total Baths	0										
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Rooms/Prtns	02	AVERAGE									
Wall Height	12.00										
% Comn Wall	0.00										
1st Floor Use:	3321										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	8,000	0.90	1997		25		0.00	1,800
CLR1	COOLER	B	96	20.00	2004		82		0.00	1,600
LT1	LIGHTS-IN W/P	L	2	690.00	1997		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,170	2,170			0	
Ttl Gross Liv / Lease Area		2,170	2,170			0	

