

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
THOMPSON, VAUGHN M & ANNMARI						Description	Code	Appraised	Assessed	305 BERLIN, MA	
						RES BLDG	1010	282,500	282,500		
RES LAND	1010	293,100	293,100								
RES OB	1010	39,800	39,800								
SUPPLEMENTAL DATA										VISION	
Alt Prcl ID 019.0-0086-0000.0			Easmnt Bk								
Old Map 92-8-0			Easmnt Da								
Front Feet			Easmnt Bk								
92 COBURN RD						Easmnt Da					
BERLIN MA 01503						Assoc Pid#					
GIS ID F_616279_2968802						Total				615,400	615,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
THOMPSON, VAUGHN M & ANNMARI		13729	0008	10-30-1991	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THOMPSON, VAUGHN		0000	0000	01-01-1800	U	I	0	XX	2025	1010	282,500	2025	1010	282,500	2024	1010	282,500
										1010	293,100		1010	293,100		1010	293,100
										1010	39,800		1010	39,800		1010	39,800
Total									615,400		Total		615,400		Total		615,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2014	SCM	SMALL COMM EXEMPT	78.33															
2015	SCM	SMALL COMM EXEMPT	83.04															
Total			161.37															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0001																	
NOTES																	
92-8-0 WAS PART OF 89-6-0 ACREAGE CORRECT. FY93 EASEMENT BK 13964 PG 214																	
								Appraised Bldg. Value (Card)						276,700			
								Appraised Xf (B) Value (Bldg)						5,800			
								Appraised Ob (B) Value (Bldg)						39,800			
								Appraised Land Value (Bldg)						293,100			
								Special Land Value						0			
								Total Appraised Parcel Value						615,400			
								Valuation Method						C			
								Total Appraised Parcel Value						615,400			

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BP-22-211	09-22-2022	RE	Renovation	5,000	09-22-2022	100	09-22-2022	REMODEL KITCHEN/NEW C	05-18-2023	JBW	03	7	13	Office review
BP-22-65	09-12-2022	AD	Addition	143,000	05-20-2023	95	05-20-2023	28X36 GARAGE	07-05-2022	JBW	03	1	13	Office review
BP-22-84	08-26-2022	RE	Renovation	32,930	08-01-2022	100	08-01-2022	REPLACEMENT OF 9 WINDO	11-23-2016	CIA			20	CYCLICAL INSPECTION
BP-21-139	08-03-2021	RE	Renovation	8,734		100	04-29-2022	REPLACE 2 WINDOWS-AND	07-06-2016	SS			14	Field review
04087	07-27-2004	SP	Pools	2,500		100		25X15 A/G POOL	05-16-2005	CLT		1	00	Measured & Listed
									03-27-2000	CLT		1	00	Measured & Listed
									05-20-1992	PH			00	Measured & Listed

LAND LINE VALUATION SECTION																
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value
1	1010	Single Fam	RA	Primary	80,000	SF 3.34	1.00000	5	1.00	102	1.000		100%		3.34	267,200
1	1010	Single Fam	RA	Residual	3.280	AC 7,900.00	1.00000	0	1.00		1.000		100%		7,900	25,900
Total Card Land Units					5.12	AC	Parcel Total Land Area					5.12	Total Land Value			293,100

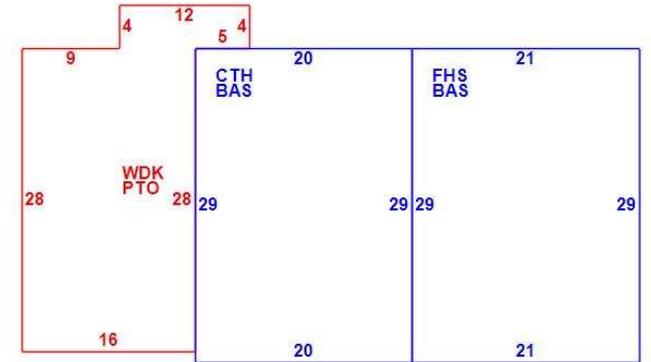
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	C+			
Stories:	1.5				
Occupancy	1				
Exterior Wall 1	09	Logs			
Exterior Wall 2					
Roof Structure:	03	Gable Or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:	5				
Bath Style:					
Kitchen Style:					
Bsmt:	4	Full			
Bsmt Gar:	0	None			
Attic:	1	None			

MIXED USE		
Code	Description	Percent
1010	Single Fam	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		130.70
Building Value New		310,942
Year Built		1992
Effective Year Built		2007
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		276,700
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

FBM
(965 sf)

 UBM
(224 sf)



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	5000.00	2005	00	89		0.00	4,500
FPL3	Pellet Stove	B	1	1500.00	2005		89		0.00	1,300
SHD1	Shed	L	160	20.00	2016	A	50	C	1.00	1,600
GAR2	Garage w Lft	L	1,008	45.00	2022	G	75	B	1.10	37,400
WDK	Wood Deck	L	150	10.00	2020	A	50	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,189	1,189			163,172
CTH	Cathedral Ceiling	0	580			0
FBM	Finished Bsmt	0	965			52,973
FHS	Finished Half Story	396	609			54,345
PTO	PATIO	0	496			10,155
UBM	Unfinished Bsmt	0	224			6,176
WDK	Wood Deck	0	496			10,155
Ttl Gross Liv / Lease Area		1,585	4,559	2,164		296,976

