Town of Concord
Board of Assessors
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The Assessment Process-FY20

September 2019

INTRODUCTION

This guide is to help you understand your property record card with the assessed valuations for the Fiscal 2020 tax year. The tax year runs from July 1, 2019 through June 30, 2020. The assessment date is January 1st preceding the beginning of the tax year; in this case it is January 1, 2019. State law requires that the assessed valuation established for a property should represent fair market value as of that date. In other words, property assessments reflect a past value, and are not a prediction of an anticipated sale price.

Fair market valuation is based on sales that occurred in calendar 2018, the calendar year that precedes the valuation date. Standards of assessment practice set by the Division of Local Services (DLS) of the Department of Revenue (DOR) require a median assessment to sale price ratio of plus or minus 10% of 100% of market value for these sales. There was an increase in sale prices from 2017 to 2018, especially on the lower valued houses. Note that 2019 sales activity will be reflected in the FY21 tax year values and are not used for FY20.

WHAT IS THE VALUATION CRITERIA?

The DOR requires communities to value all property each year. Every fifth year is a complete re-certification. Both a re-certification and an interim year adjustment (the four years in between the 5 year re-certification) include a detailed analysis of the appropriate sales data as a basis for adjusting the property values. The goal is to keep the values as close as possible to 100% of market value and avoid an excessive swing in the assessments in one year. A re-certification year includes intense examination by the DOR of all the community's assessment policies and procedures. FY18 was a re-certification year for Concord. The next four years, including this year will be interim adjustment years.

WHAT CHANGES HAVE BEEN MADE FOR FY2020?

Many of the changes are described below as each section of the property record card is explained. The CAMA (Computer Aided Mass Appraisal) system is used to calculate the values. CAMA tables, with the factors used to calculate the values, are updated each year based on the sales analysis. The factors are adjusted so that the median assessment to sale price ratio is within 10% of 100% of fair market value of the sample. The computer model created is then applied to all the properties in town to arrive at a new value for each property. For FY20 there were minor adjustments to several factors in the tables with the largest being a change in the base rate land value table and building base rates.

WHY DOES EVERY PROPERTY GO UP (OR DOWN) IN DIFFERENT PROPOR-TIONS?

The characteristics of your property will determine how the adjustments to the factors will affect your valuation. Items such as location, style, size, quality of construction, age, condition of the house, and lot size of the properties that were sold in 2018 are analyzed to derive multipliers which are then applied to all properties town-wide. The relative importance of these characteristics in the marketplace determines whether an owner's valuation changes.

A field review is done to check the application of these characteristics for consistency and uniformity. Properties with renovations or new construction between July 1, 2018, and June 30, 2019, will usually show an increase in their valuation.

WHEN MY NEIGHBOR'S HOUSE SELLS, WILL THEIR PRICE DETERMINE MY ASSESSMENT?

A single sale does not establish the market value of all the properties in that area. It is only by examining ALL of the arms-length sales (a willing buyer and a willing seller acting in an informed manner in the open market) that the Board of Assessors can begin to discern the characteristics of the market. If the sale of your neighbor's property is an arms-length sale and if it occurred in the appropriate year, it will be included in the analysis of all sales town-wide and will be part of the data that determines the multipliers to be used to arrive at the new valuations.

HOW WILL THIS NEW VALUATION AFFECT MY TAX BILL?

The increase in the town-wide total tax levy required to fund the budgets approved at the 2019 Annual Town Meeting is approximately 4.00%. This increase will affect all property owners. However, the changes in your bill will also depend on changes in the assessed value of your home. The Board of Assessors does not determine how much the Town will spend for the many services it provides, but apportions the share of these costs as fairly as possible among all property owners in town.

The actual tax rate is calculated after the values are finalized, the Select Board votes on the classification of the rate, and the calculation is approved by the DOR. The FY2020 tax rate is $14.23 per $1,000 of valuation. The Fiscal 2020 tax year began on July 1, 2019, and two quarterly estimated bills have been issued. The new valuations are the basis for the third and fourth quarter bills due on February 1 and May 1, 2020. These two bills take into account the estimated taxes you have already paid.

HOW CAN I GET MORE INFORMATION?

Detailed characteristics for each property are available at the Assessors' office (24 Court Lane). This same detailed information is also available on the Town's website, www.concordma.gov under the Assessors Division. There is a link to Vision Government Solutions Inc.'s website where Concord's property record cards are available for viewing and printing. This site also has other functions, such as a listing of comparable sales. Maps reflecting the FY2020 information will also be available. These are computerized in the Geographical Information System (GIS) and they are also available on the Town's website.

WHAT HAPPENS IF I DISAGREE WITH MY ASSESSMENT?

If you disagree with your assessment after receiving your third quarter tax bill, you may file an abatement application with the Board of Assessors. Forms are available at the Assessing Office and on the Town's website. Also in these same locations is a brochure entitled "Guidelines for Preparing an Abatement Application." By law all abatement applications must be received in the Assessing Office no later than the third quarter payment due date, February 3, 2020, or postmarked by that same date. Applications received after that date or postmarked later than February 3, 2020, cannot by law be considered by the Board of Assessors.

HOW TO READ YOUR PROPERTY RECORD CARD

The rest of this document provides a description of the information contained on your property record card with an explanation of how the various numbers are derived. A sample property record card is attached with the areas labeled to correspond with the following explanations. The most significant factors are (1) the size and location of the land,

and (2) the size, style, construction quality and condition of the structure(s).

SIDE 1

The information on the front side of the card is legal and historical data about ownership, past sales of the property, previous assessments, inspection history, and current land valuation details. (The areas of the card described below correspond with the number on the sample card attached.)

Area 1 – Current Owner

Ownership information as of the most recent sale date known to the Board of Assessors.

The Record of Ownership section shows a history of ownership and sales. The column following the “Sale Date” is headed “q/u” identifying the sale as “qualified” or “unqualified.” All sales are reviewed in detail to identify arms-length transactions that can fairly be used to represent the market (for both the interim year adjustments and the quinquennial certification). If a sale is deemed not to be an “arms-length” transaction, it is marked “U,” and the column headed “V.C.” (verification code) shows a letter code describing the reason for the disqualification according to the DOR Non-Arms Length Codes.

Area 2 – Current Assessment

This area summarizes the valuation generated elsewhere on the card for land, structures, outbuildings and extra features. Usually, the “Appraised Value” and the “Assessed Value” will be the same. In some instances, such as for agricultural land, the “Appraised Value” is the value of the property before the applicable discount. The “Assessed Value” is the taxable value, LESS the total labeled “Exempt” and “Exm Land,” which is the tax exempt portion of the property. If the parcel has multiple cards, each building will be described on a separate card. On multi-building properties, each card might have separate land lines. The summary of assessed value is the same on each card.

Area 3 – Previous Assessments

This section shows the assessment history for the three most recent fiscal years.

Area 4 – Building Permit Record and Visit/ Change History

This section lists the recent building permit activity and record of visits to the property.

Area 5 – Land Line Valuation

The DOR requires property values to be divided into two parts, building and land. The land is assigned a “Use Code” according to the various property classifications provided by the DOR. These codes include single family residences, condos, multi-family residences, vacant land, commercial, industrial, and exempt properties.

Building Lots

Lot values are derived from the market-based data. Since there are too few vacant land sales in Concord to draw conclusions about the value of developed land, a methodology called “land residual” is used. Using this method, the cost-based value of the structure(s) is taken from the sale price, resulting in a remaining value for the land. The square foot base rate is developed based on zoning districts or on the typical lot size of a given area.

When the base lot area is identified, market data (i.e., land residuals) is plotted to develop a curve known as the “land curve.” The curve is intended to reflect market activity which typically indicates that land is not bought and sold on a square foot basis; rather, the square foot price decreases as the acreage increases. The curve also attempts to establish the extent to which a building lot which is undersized for its’ area will receive a higher price per square foot, but a lower total lot value.

The formula that calculates the land value uses a land curve up to 80,000 square feet or a Prime Lot. The remaining land area if any is considered excess land.

The following table lists standard lot values:

Square Feet	Lot Price	$/Sq. Ft.
10,000	$389,200	$38.92
20,000	458,200	22.91
30,000	510,600	17.02
40,000	527,600	13.19
60,000	541,800	9.03
80,000	568,000	7.10

The value of a building lot is then differentiated by location in the town. Concord is a diverse community with many different neighborhoods. To determine the value of land in Concord the Board of Assessors divides the town into several, not necessarily contiguous, Market Areas. Each Market Area groups properties together that behave similarly in the market place. Each grouping should be large enough to ensure that the number of qualified sales per area is a meaningful sample. The degree to which market analysis shows variation by location is represented by the "Market Area Adjustment" factor. The Market Area code is found in the column labeled "ST. Idx," and the adjustment factor associated with that Market Area is in the column labeled "Adj."

There are 13 Market Areas used for residential properties. The streets listed below are examples from the various FY20 Market Areas.

Market Area		Adj.
21	Annursnac Hill Area	0.75
22	Bedford St./Old Bedford Rd./ Virginia Rd.	0.70
23	Old Marlboro Rd./ ORNAC/ Thoreau School area/Conantum	0.77
24	Concord Center/Elm St./ Author's Ridge	1.35
25	Lowell, Strawberry Hill, Garfield, and Fairhaven Hill Rds./ Mattison Dr.	0.80
26	Monument St./ Estabrook Rd.	1.85
27	Plainfield Rd./White Pond area	0.88
28	Southfield Rd./Sudbury Rd./ Baker Ave./Cambridge Tpk./ Macarthur/Adams/Park	1.00
29	Thoreau Hills	0.61
30	West Concord	0.78
31	Nashawtuc Hill Area	2.10
32	East of Concord Ctr.	2.15
33	Garfield & Fairhaven Hill Rds./ Mattison Farm	0.72

Site Index

Concord is so diverse, however, that in some years sales show there are different land values within some Market Areas. These unique areas are identified from the qualified sales and an additional factor is applied to that area called a Site Index. This is a number by which the land value is multiplied to adjust for the difference associated with a sub area within a Market Area. As with a Market Area factor, a Site Index factor may increase or decrease the land value in a sub area. The Site Index code is in the column headed "S.A." and the actual factor is in the column headed "I. Factor."

The Site Index can cover both negative influences such as abutting the Railroad Tracks or Route 2 and positive adjustments like pond or river front properties. These factors are not fixed and fluctuate with the market. History has shown that negative adjustments tend to be greater in down markets and less in strong real estate markets. The same is true for positive factors but to a lesser degree. The positive influence for river frontage would be less in a down market and greater in a strong real estate market.

The following table lists the residential Site Indices.

Site Index	Land Value Multiplier
1	0.80
2	0.85
3	0.90
4	0.95
5	1.00

6	1.15
7	1.25
8	1.40
9	1.50
R	0.85

Excess Land

If there are additional lines in the Land Line Valuation Section, they may reflect additional building lots or "excess land." Excess Land is that portion of the parcel that is over and above 80,000 square feet (Prime Lot). All excess land is valued at $37,300 per acre modified by the market area adjustment factor. This price is also a result of the sales analyses undertaken by the Board of Assessors.

In the example card, the first line of 80,000 square feet is valued as follows:

$7.10 x .80 x 80,000 sq. ft. = $457,200
(values are rounded to 100)

In cases where there are unusual circumstances unique to a certain parcel, a further multiplier called a Condition Factor is used. These, too, can be either negative (e.g., railroad, easement) or positive (e.g., river view, vista).

In summary, land value is determined by considering the influence of location within the town and within the Market Area, along with any unusual influences requiring the use of a Condition Factor.

SIDE 2

The second side of the Property Record Card shows all of the details used in valuing the structure(s), including outbuildings (e.g., sheds, pools) and extra features (e.g., fireplaces, jacuzzi). A diagram of the principal structure with the measurements used for the replacement cost calculation is also shown. Abbreviations used in the sketch are explained in the Building Sub-Area Summary Section at the bottom of the card (see Area 8).

There is a lot of information on this card, but there are four elements that can be considered the most important contributors to the structure value.

A. Effective Area -- used for replacement cost of building
B. Style – determines base rate per square foot to build that style of building in eastern Massachusetts, as adjusted for Concord based on the market analysis
C. Grade -- quality of construction
D. Dep Code – normal physical depreciation based on the current condition of the structure given the actual year built (AYB).

Area 6 – Construction Detail

Each construction detail has a code and a description. The principal elements are described below.

Style – For single family structures, there are ten basic styles of houses. Each style has a corresponding "base rate" which is the current estimated new construction cost per square foot for this region of the country as reflected in the market. This information is obtained from the published construction industry data commonly used for this purpose, modified by the Concord sales analysis and discussions with local builders and architects. The styles and base rates for single family residences are listed below:

Code	Style	Base Rate
01	Ranch	$ 125
02	Old Style	206
03	Colonial	154
04	Cape Cod	154
05	Bungalow	125
06	Custom Colonial	155
07	Contem/Modern	146
08	Raisd Rnch/Splt Lvl	135
60	Century (F,R,V)	184
100	Custom	155

Grade – This element is a measure of the construction quality – the types of materials used and the quality of workmanship. The grade of a house generally does not change except as a result of major renovations. The exception to this is during a revaluation or system upgrade where there are significant changes to this and other tables. The grade factor is a significant contributor that modifies the unadjusted base rate. The grades and their corresponding weights are:

Code	Grade Factor
01	0.65
02	0.80
03	1.00
04	1.10
05	1.20
06	1.35
07	1.50
08	1.70
09	1.80
10	1.95
11	2.10

Area 7 – Sketch

The diagram of the principal structure shows outside dimensions. The different areas are identified by codes that are further described in the bottom left section of the card. In some cases a diagram will not appear but a box with the code and square foot area will be used.

Area 8 – Building Sub-Area Summary

Each part of the structure identified in the sketch will appear in the bottom left section of the property record card, showing the Living Area, Gross Area, and Effective Area. Only the Effective Area is used in the assessment calculation. Primary living areas count as 100% of the gross area; all other spaces count at less than 100%. The principal sub-area types and effective area percentages are:

Code	Description	Percent
BAS	First Floor	100%
CAT	Cathedral	10
DCK	Deck	10
EAF	Attic expansion, finished	35
EAU	Attic expansion, unfinished	15
FAT	Attic, finished	20
FBM	Basement, finished	35
FCP	Carport	20
FEP	Porch, enclosed	60
FGR	Garage	40
FHS	Finished ½ story	50
FOP	Porch, open	20
FQS	Finished ¾ story	75
FSP	Porch, screened	45
FST	Utility, finished	50
FUS	Finished upper story	100
PTO	Patio	5
SFB	Walkout lwr lvl finished	60
STP	Stoop	5
UAT	Attic, unfinished	10
UBM	Basement, unfinished	20
UHS	Unfinished Half Story	30
UST	Utility, storage	30

Size Adjustment Factor – This factor does not display on the card but is used in the calculation of value of the building. It is based on economies of scale and market inclination. Typically, if all else is equal, the smaller the structure, the greater the cost per square foot, and vice versa. However, this factor is also affected by the market indications and what is desirable to current buyers. This factor increases the square foot price at the low end and reduces it at the high end. The baseline used is the median home size in Concord of 2,700 sq. ft. of effective area. No modifications were made to this table this year.

Area 9 – Cost/Market Valuation

This box, in the middle of the card and to the left of the sketch, shows the calculation of the depreciated building cost. The Adjusted Base Rate is derived by multiplying the Base Rate, as adjusted for certain elements under the Construction Detail section, by the size adjustment factor and the Grade Factor. The Adjusted Base Rate is multiplied by the Effective Area, and flat value amounts for certain items under the Construction Detail, such as bedrooms and bathrooms, are added to the total. This results in the Replacement Cost New (RCN).

Actual Year Built (AYB) and Effective Year Built (EYB) – The EYB is derived from the

AYB according to the Dep. (Depreciation) Code. Very old structures may have been renovated over the years. Newer structures might have deteriorated beyond their normal wear and tear. This value is a judgment of the relative "age" of the structure for depreciation purposes. It is further refined based on the observed condition of the improvements, resulting from a field inspection. The condition is identified alphabetically and is linked to a depreciation table for consistency. Depreciation is a curve with minimum percents for each level of condition below which no property would normally ever fall, displayed as Dep %. Depreciation Codes are:

Code	Description
P	Poor
F	Fair
A	Average
G	Good
VG	Very Good
E	Excellent

On the sample card the depreciation is Good, which results in normal physical depreciation of 10% based on 2002, the year of construction.

Sometimes unusual circumstances require a further discount for Functional Obsolescence (something significant is wrong with the structure that is too costly to fix) or for Economic Obsolescence (an external influence that has a negative effect on the property). These discounts are rarely used.

The total Appraised Value of the structure (rounded) is derived by multiplying the RCN by the Overall % Condition (100% - Dep %) as of January 1, 2019. A more detailed cost report showing the actual formula used for each property is available in the Assessors' office.

Area 10 – Outbuildings (L) and Extra Features (B)

This section lists the additional structures on the parcel or extra features within the building. The Units column is either the size in square feet or the quantity of the described feature, and the Unit Price is either its cost per square foot or the unit value. For outbuildings, the year (Yr) is the year the structure was built. For extra features (e.g., fireplaces), the year is assumed to be the same EYB as the primary structure.

Area 11 – Appraised Value Summary

This section on the front of the card, on the right, totals the Appraised Bldg. Value, XF, OB, and Land to arrive at the total parcel value.

A NOTE ON THE VALUATION OF CONDOMINIUMS

There are 870 residential condominium units in town. Condominium valuation differs from the "market adjusted cost approach" employed for the approximately 4,597 single family residences. Generally, condominium units will not have a land assessment. Since the land is held in common, all of the market value of the condominium must be reflected in the per square foot price applied to the effective area of the structure. The calculation of value is based on location, unit size, bed/bath count, grade, construction detail, condition, etc., similar to single family residences as described above.

Condominium valuation is also based on the sales approach to value. Individual units are matched to similar units that have sold and factors adjusted accordingly.

Condominiums in converted houses cannot be compared to single family or two-family buildings, but must be valued based on sales of similar types of property. The creation of a condominium generates a new form of ownership which usually adds value to the building.

Just like single family buildings there is a base rate for the style of residential condominium. The condominium base rate is $311 per square foot. This rate is then modified by condition, grade, age and finally by location. The location adjustment is called a complex factor and varies for each condominium complex. The complex factors are as follows:

No.	Complex	Factor
1	340-342 Bedford St	1.21
2	126-128 Belknap St	1.40
4	Center Village	.76
5	Walden Condos	.45
6	330A-330B Comm	.80
7	349-351 Comm	.95
8	Concord Greene	1.06
9	Cranberry Lane	.57
11	19-21 Davis Co	1.12
12	48-40 Everett	1.15
13	55-57 Everett	1.28
15	Concord Homes	.70
16	17-19 Highland	1.05
17	35 Hubbard St	.95
18	103-105 Hubbard St	1.00
19	150 Hubbard St	1.17
20	149-151 Hubbard St	.90
21	Milldam Square	1.44
22	Benjamin Barro	1.34
23	Prescott Moo	.90
24	36-40 Lowell Rd	1.00
25	419-421 Main St	.90
26	1063-1065 Main St	.95
28	Willowgate	.85
29	Village Meadow	1.00
30	Foxfarm Condominium	.64
31	Wheeler Farm	.85
32	Riverside	.75
33	South Meadow	.54
34	Concord Village	.98
35	Emerson Annex	.84
36	59 Sudbury Rd	1.50
37	350-352 Sudbury Rd	.90
38	Tanglewood	1.10
39	Thoreau Ct	1.25
40	32-34 Thoreau	1.60
41	304-306 Thoreau	1.04
42	Thornton Man	.75
43	Moses Pond	.66
44	Westvale	1.00
45	Wright Farm	.55
46	Concord Woods	1.01
47	Damon Mill Sq	1.05
48	John Cummings	1.00
49	1150 Main St	1.07
50	Junction Square	.90
51	Millbrook Tary	1.00
52	Milldam	1.00
53	Firehouse	1.00
54	Wayside Square	.85
55	32 Main St	1.00
56	56 Winthrop	1.00
57	84-88 CommW	1.00
58	Elm Brook	1.00
59	Gormley Hm	.80
60	1336-1338 Main St	.94
61	12-14 Harrington	1.07
62	1803-1807 Main St	.73
63	31-33 Highland	.95
64	37-39 Derby St	.95
65	River bend Condominium	1.13
66	Greenfield Ln	.93
69	42-44 Elsinore	.90
70	762 Barretts	.80
71	41-47 Commonwealth	.88
72	255-257 Commonwealth	.83
73	18-20 Studley	.97
74	17-19 Derby St	.85
75	1574-76 Main St	.76
76	1844-46 Main St	.93
78	409-411 Main St	.83
79	39-41 Cottage Ln	1.20
80	Baker Homes	.53
81	Spillway	.94
82	92-100 Comm Ave	1.00
83	Bartkus Farm	.55
84	97-99 Highland	.76
85	Meriam Close	.90
86	Elm Court	.60
87	Court Lane	.83
88	Burke Farm	.50
89	144-146 Belknap	1.15
90	56-60 White Ave	1.50
91	299 Straw Hill	.83
92	28-30 Davis Ct	1.00
93	Finigan Way	.28
94	Mon St/Rvr Rd	.56
95	Concord Commons	.74
96	Riverwalk	.79
97	Lalli Woods	.66
98	332-334 Bedford St	1.28
99	Granite Post	.58
100	72-78 Grant St	1.50
101	Shaw Farm	.80
102	35-37 Bedford Ct.	1.15
103	23-25 Warner St.	1.44
104	Ingham Lane	.64
105	Black Birch Lane	.96

106	1415-1419 Main St.	.80
107	Black Horse Ln.	.58
108	252-262 Main St.	.75
109	95-99 Hubbard St.	1.10
110	189-191 Conant St.	1.00
111	368-374 Sudbury Rd.	.93
112	24-30 Elsinore St.	1.80
113	247-249 Comm. Ave.	.95
114	40-42 Pine St.	1.25
115	Sweet Birch Ln.	.96
116	709-711 Lowell Rd.	.82
117	Brookside Square	1.00
118	10 Highland /50	.45
119	269-271 Comm, Ave	.85
120	15-17 Laws Brook	
1.00		

The Concord Board of Assessors: Thomas Matthews, Chair, Bill Herring, Vice Chair, Christian Fisher, Susan Livingston, Barron Lambert

Property Location [redacted] Map ID [redacted] Bldg Name State Use 1010
Vision ID [redacted] Account # [redacted] Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 10/11/2019 2:02:03 P

CURRENT OWNER

[redacted]

CONCORD MA 01742

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	2 Suburban
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID
CONC GIS
RES SOLA

2020

GIS ID F_691242_3001274
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,491,200	1,491,200
RES LAND	1010	547,200	547,200
	Total	2,038,400	2,038,400

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CONCORD, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
[redacted] 1	[redacted]	11-14-2006	U	I	1	1F
		07-23-2002	Q	I	1,931,500	00
		05-29-2001	Q	V	750,000	O
		04-03-2000	Q	V	700,000	00
		06-01-1999	U	V	1,800,000	G

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1010	1,393,400	2018	1010	1,374,400	2017	1010	1,374,400
	1010	507,100		1010	512,600		1010	524,900
	Total	1900500		Total	1887000		Total	1899300

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EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
25				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,487,800
Appraised Xf (B) Value (Bldg)	3,400
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	547,200
Special Land Value	0
Total Appraised Parcel Value	2,038,400
Valuation Method	C
Total Appraised Parcel Value	2,038,400

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BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
01-115	12-17-2001	NC	New Construct	605,277	06-25-2002	100	06-25-2002	

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VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-25-2011	SS			14	Field Review
05-20-2009	PM			01	Interior only
09-08-2004	PM			14	Field Review
06-25-2002	EH			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam MDL	AA		80,000 SF	7.10	1.00000	5	1.00	25	0.800		1.0000	5.68	454,400
1	1010	Single Fam MDL	AA		3.110 AC	37,300.00	1.00000	0	1.00	25	0.800		1.0000	29,840.00	92,800
		Total Card Land Units			80,000 SF	Parcel Total Land Area	4.9465							Total Land Value	547,200

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Property Location [redacted] Account # 7629 Map ID [redacted] Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
Vision ID [redacted] Print Date 10/11/2019 2:02:03 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	09	
Stories:	2.5	
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	5	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:	11	11 Rooms
Bath Style:	3	Modern
Kitchen Style:	3	Modern
Extra Kitchen		

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CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percent
1010	Single Fam MDL-01	100
		0
		0

COST / MARKET VALUATION

Building Value New	1,653,089
Net Other Adjustment	41,400
Year Built	2002
Effective Year Built	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	1,487,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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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
FPL3	2 STORY CHI	B	1	3788.00	2009		90.0		0	3,400

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BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Are	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,210	2,210	2,210	261.47	577,844
DCK	Deck	0	405	41	26.47	10,720
FGR	Garage	0	801	320	104.46	83,670
FOP	Porch, Open	0	115	23	52.29	6,014
FQS	Fin 3/4 story	461	615	461	195.99	120,537
FUS	Upper Story, Finished	2,229	2,229	2,229	261.47	582,812
STP	Stoop	0	15	1	17.43	261
UBM	Basement, Unfinished	0	2,043	409	52.34	106,940
UHS	Half Story, Unfinished	0	1,428	428	78.37	111,908
URB	Basement, Unfinished, Raised	0	140	42	78.44	10,982
	Ttl Gross Liv / Lease Area	4,900	10,001	6,164		1,611,688

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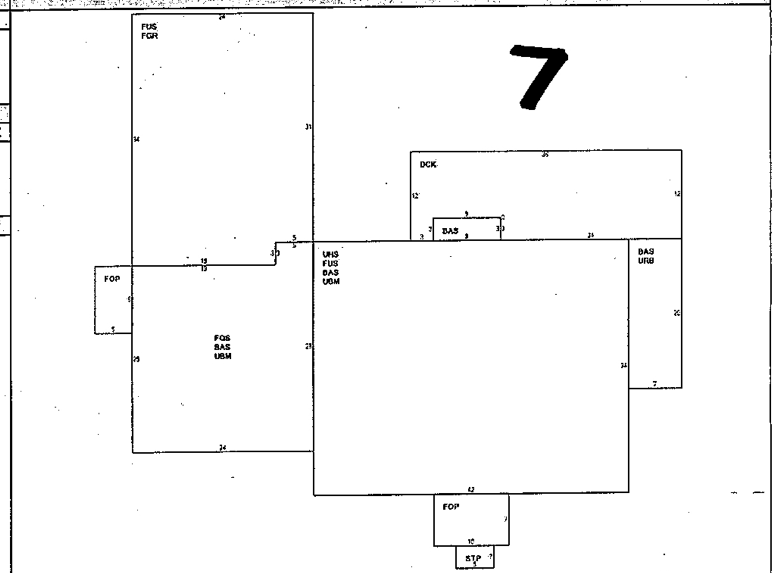

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