

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
FRASER JAMES C TRUSTEE FRASER DIANA K TRUSTEE 159 PROSPECT ST #7		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value
ACTON, MA 01720 Additional Owners:			6 Septic			RESIDNTL	1021	723,000	723,000
SUPPLEMENTAL DATA									
Other ID: 00F2 0116 00		SBU							
Occ Perm		Hist Dist							
Photo		BStat							
Ward		P.Plan# 818 OF 2007							
Prec		Lot# UNIT 7							
Sew Zone		ASSOC PID#							
GIS ID: F_667183_2998101					Total		723,000	723,000	

201  
ACTON, MA

# VISION

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
FRASER JAMES C TRUSTEE					75212/ 167	07/27/2020	U	I	100	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
FRASER JAMES C					50086/ 102	09/11/2007	Q	I	619,712	00	2023	1021	723,000	2022	1021	699,800	2021	1021	662,800	
DAVIS PLACE LLC					48401/ 309	10/30/2006	U	I	750,000	1G										
DAVIS RUSSELL M					46730/ 76	12/28/2005	U	I	1	1A										
Total:											723,000		Total:		699,800		Total:		662,800	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	723,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	723,000
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>723,000</b>

NOTES									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
21462	12/04/2007	RS	Residential	9,000		100		FINISH BASEMENT							
20881	01/10/2007	NC	New Construct	200,000		100		3 BR/2.5 BA							

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value			
1	1021	Condo NL MDL-05					0 SF	0.00	1.0000		1.0000	1.00		0.00			.00	0.00	0			
Total Card Land Units:							0.00	AC	Parcel Total Land Area:							0 AC	Total Land Value:					0

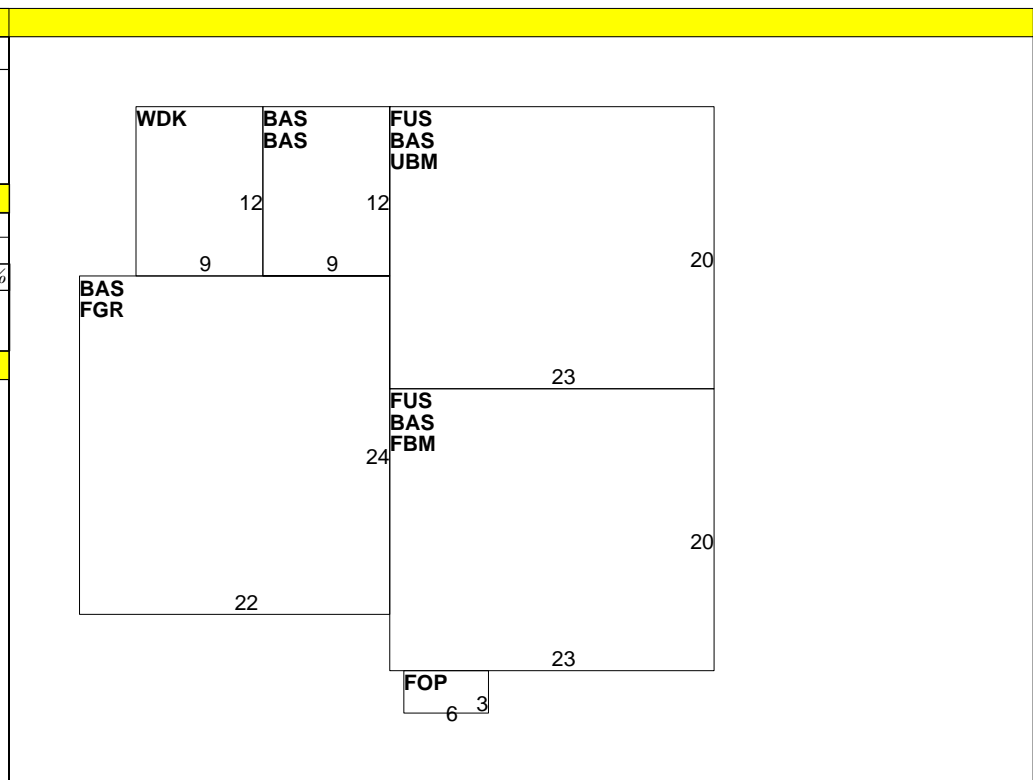
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	75		Town House				
Model	05		Res Condo				
Grade	06		Excellent				
Stories	2						
Occupancy	1						
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Ttl Bedrms	03		3 Bedrooms				
Ttl Bathrms	2		2 Full				
Ttl Half Bths	1						
Xtra Fixtres							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Average				
				<b>CONDO DATA</b>			
				Cmplx Acct# 3663 ID 61 % Own 16.04			
				Cmplx Name DAVIS PLACE B# 1 S# 1			
				Adjust Type Code Description Factor %			
				Unit Type GEN GENERAL 135			
				Unit Locn GEN GENERAL 100			
				<b>COST/MARKET VALUATION</b>			
				Adj. Base Rate: 257.47			
				Replace Cost 794,552			
				AYB 2007			
				Dep Code A			
				Remodel Rating			
				Year Remodeled			
				Dep % 9			
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor 1			
				Condition			
				% Complete			
				Overall % Cond 91			
				Apprais Val 723,000			
				Dep % Ovr 0			
				Dep Ovr Comment			
				Misc Imp Ovr 0			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr 0			
				Cost to Cure Ovr Comment			

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,664	1,664		257.47	
FBM	Basement, Finished	0	460		102.99	
FGR	Garage, Finished	0	528		102.89	
FOP	Porch, Open, Finished	0	18		57.22	
FUS	Upper Story, Finished	920	920		257.47	
UBM	Basement, Unfinished	0	460		51.49	
WDK	Deck, Wood	0	108		26.22	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,584</b>	<b>4,158</b>			



04 14 2020