

Property at 00046 VERVILLE ROAD

Prop ID 4430046

Printed 07-Feb-2024 5:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GARREAU KENNETH J JR
 Second name:
 Address: 227 OAK STREET
 City/state: NATICK MA Zip: 01760 1317

Location Information

Map: 010 Clerk map:
 Lot: 4430046 Neigh.: Zone: R15 Vol: 584 Page: 223

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 30-May-2006
Resident Dwelling	1.00	90,440			Sale price: 270,000
Resident Outbldg	1.00	980			Sale valid:

Values

Resident Excess	.25	1,290	Mkt value :	
			Cost value:	257,443

Summary

Summary		Utilities		Sales ratios	
Total assessments	180,210	Water	Well	Cost/sale :	.9535
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	180,210	Gas	None	Assmt/sale:	.6674

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site		14,810					
RES	12	.245	7,500	1,838		1,838	1,287
Residual		10,672					

.585 acres	Total land value	126,838	88,787
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	30	C	Full Baths 1
Garage	99	None	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	99	None	Rec Room Size
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 1,140
			# Living Units
			M/F stacks
			W/B stacks
			W/B openings
			Actual Year Built: 1907

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		420	151,020
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				47,743
Other Features				

Sub-Total		198,763
Grade C	Factor 1.0000	198,763
CDU	C&D Factor 1.00	198,763
Depreciation	35 %	129,196
	Computed cost value @ 70%	90,437

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	187	11,393
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
P Porches, Patios, Decks	F0FF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	252	28,849

Total additions	47,743
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1995	C	2,880	50	1,400
Utility Shed									

Value at 70%	980	Value at 100%	1,400
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