10 VICTORIA CIRCLE

Location	10 VICTORIA CIRCLE	Mblu	12/ 1/D 29/ /
Acct#		Owner	COLEMAN, ANNE C
Assessment	\$873,000	Appraisal	\$873,000

Building Count 1

Current Value

Appraisal						
Valuation Year Improvements Land Total						
2024	\$536,100	\$336,900	\$873,000			
	Assessment	·				
Valuation Year	Improvements	Land	Total			
2024	\$536,100	\$336,900	\$873,000			

Owner of Record

Owner	COLEMAN, ANNE C	Sale Price	\$1
Co-Owner	COLEMAN, WILLIAM H	Certificate	
Address	10 VICTORIA CIRCLE	Book & Page	LC174652/0
	NORWOOD, MA 02062	Sale Date	05/04/2007
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLEMAN, ANNE C	\$1		LC174652/0	1A	05/04/2007
COLEMAN, ANNE C	\$582,000		LC763261/0	00	09/30/2002
HERLIHY, JOHN J C &	\$40,000		L0007/5431	00	06/10/1964

Building Information

Building 1 : Section 1

Year Built:	1954
Living Area:	2,980
Replacement Cost:	\$752,413
Building Percent Good:	69

Replacement Cost Less Depreciation:

\$519,200

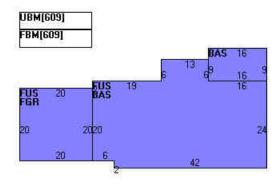
Building Attributes				
Field	Description			
Style:	Colonial			
Model	Residential			
Grade:	Above Ave			
Stories:	2 Stories			
Occupancy	1			
Exterior Wall 1	Clapboard			
Exterior Wall 2				
Roof Structure:	Gambrel			
Roof Cover	Asph/F Gls/Cmp			
Interior Wall 1	Plastered			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior FIr 2	Carpet			
Heat Fuel	Gas			
Heat Type:	Forced Air-Duc			
АС Туре:	Central			
Total Bedrooms:	5 Bedrooms			
Total Bthrms:	3			
Total Half Baths:	1			
Total Xtra Fixtrs:				
Total Rooms:	9 Rooms			
Bath Style:	Average			
Kitchen Style:	Modern			
Num Kitchens	01			
Cndtn				
Num Park				
Fireplaces				
Fndtn Cndtn				
Basement				

Building Photo



(https://images.vgsi.com/photos/NorwoodMAPhotos//\00\01\85\01.jpg)

Building Layout



(https://images.vgsi.com/photos/NorwoodMAPhotos//Sketches/3864_4263

	Building Sub-Areas (sq ft)	I	<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,618	1,618
BAS	First Floor	1,362	1,362
FBM	Basement, Finished	609	0
FGR	Garage, Finished	400	0
UBM	Basement, Unfinished	609	0
		4,598	2,980

Extra Features

Extra Features Leg				
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$5,200	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	1

Land

Land Use		Land Line Valua	Land Line Valuation	
Use Code	1010	Size (Acres)	0.33	
Description	SING FAM	Frontage	0	
Zone	S2	Depth	0	
Neighborhood	R50	Assessed Value	\$336,900	
Alt Land Appr	No	Appraised Value	\$336,900	
Category				

Outbuildings

	Outbuildings					
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			96.00 S.F.	\$700	1
SPL2	VINYL/PLASTIC			704.00 S.F.	\$10,200	1

Valuation History

Appraisal							
Valuation Year	Improvements	Land	Total				
2023	\$519,200	\$278,300	\$797,500				
2022	\$461,600	\$253,000	\$714,600				
2021	\$394,700	\$243,800	\$638,500				

Assessment					
Valuation Year	Improvements	Land	Total		
2023	\$519,200	\$278,300	\$797,500		
2022	\$461,600	\$253,000	\$714,600		
2021	\$394,700	\$243,800	\$638,500		

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