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

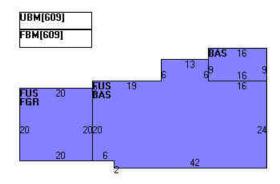
| Building Attributes | | | | |
|---------------------|----------------|--|--|--|
| Field | Description | | | |
| Style: | Colonial | | | |
| Model | Residential | | | |
| Grade: | Above Ave | | | |
| Stories: | 2 Stories | | | |
| Occupancy | 1 | | | |
| Exterior Wall 1 | Clapboard | | | |
| Exterior 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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