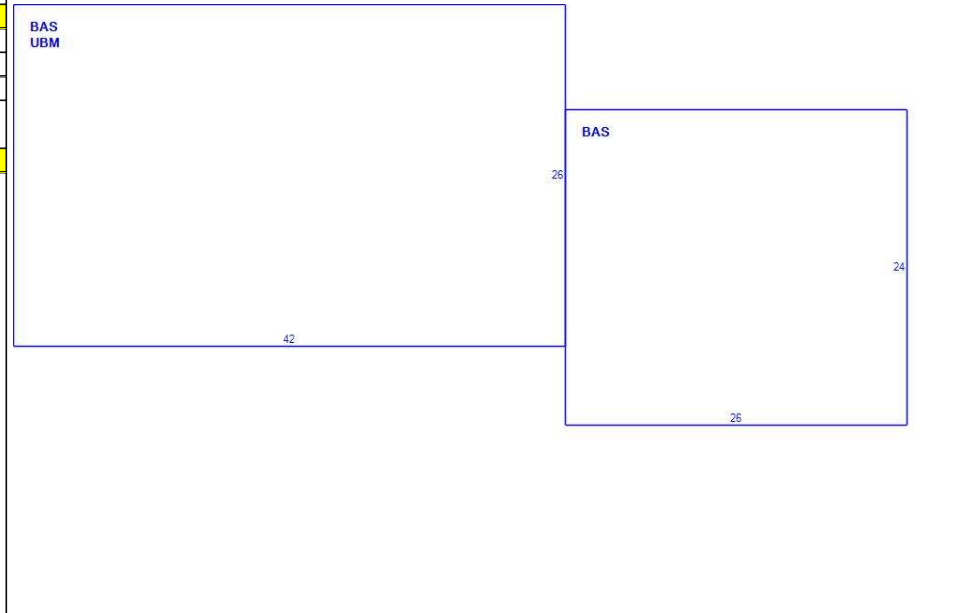


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				FY 2024 MANSFIELD, MA VISION						
MCCUE MICHAEL W & AMY E 475 WILLIAMS ST MANSFIELD MA 02048		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed							
			4 Gas			RESIDNTL	1010	188,500	188,500							
			7			RES LAND	1010	245,900	245,900							
SUPPLEMENTAL DATA						RESIDNTL	1010	1,100	1,100							
Alt Prcl ID		CENSUS			PS Addnl Lots con't		Total		435,500	435,500						
MAP_PAR		GIS ID F_718883_2828796			Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCUE MICHAEL W & AMY E CARR CALVIN T ENRIGHT J. LARRY JR		10827	0275	08-15-2002	Q	I	315,000	00	Year	Code	Assessed	Year	Code	Assessed		
		9381	0036	04-27-2001	Q	I	238,400	U	2023	1010	164,200	2022	1010	142,100		
		8212	0143	04-09-1999			179,500			1010	245,900		1010	227,600		
									1010	1,100		1010	900	1010	500	
		Total						Total	411,200	Total	370,600	Total	352,900			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
				B4	ELECTRIC LIE		1376.79									
				B4	ELECTRIC LIE		377.40									
				B4	ELECTRIC LIE		1240.37									
		Total				0.00										
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				185,700			
0050									Appraised Xf (B) Value (Bldg)				2,800			
										Appraised Ob (B) Value (Bldg)				1,100		
										Appraised Land Value (Bldg)				245,900		
										Special Land Value				0		
										Total Appraised Parcel Value				435,500		
										Valuation Method				C		
										Total Appraised Parcel Value				435,500		
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
C015853		RF	Roofing	45,000		100		ROOF REPAIR FROM TREE	06-13-2016	DM			11	Field Review		
									11-12-2013	RF			01	Measur+1Visit		
									06-27-2013	DED			11	Field Review		
									05-11-2010	JD			11	Field Review		
									06-13-1980	JB						
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			34,730 SF	7.08	1.00000	5	1.00	0050	1.000			1.0000	7.08	245,900
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value			245,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Plaste			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Floor Location			
COST / MARKET VALUATION			
Building Value New		250,931	
Year Built		1960	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		26	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition			
Condition %			
Percent Good		74	
Cns Sect Rcnd		185,700	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



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
FPL1	FIREPLACE 1	B	1	3800.00	1990		74		0.00	2,800
SHD1	SHED WD RE	L	144	19.00	2003		40		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,716	1,716	1,716	129.23	221,759	
UBM	Basement, Unfinished	0	1,092	218	25.80	28,172	
Ttl Gross Liv / Lease Area		1,716	2,808	1,934		249,931	

