Property Location: 50 MEADOW ST | MAP ID: 5A/ 82/ 142/ / | Bldg Name: | State Use: 1020

Vision ID: 764 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/23/2016 09:28

CURRENT OWNER

RYABIN, ALEKSANDR & RYABIN, NIC

44 SALISBURY RD

NEWTON, MA 02458

Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

SUPPLEMENTAL DATA

Other ID:	TOWNHOUSE UNIT 82	Precinct	
Calc Frontag		Vote At	
	NO	Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 5A-142		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	116,800	116,800
	Total	116,800	116,800

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RYABIN, ALEKSANDR & RYABIN, NICOLE Y	9145/ 271	05/31/2007	Q	I	170,000	00
AUERBACH, SARAH W & SCOTT M	6925/ 42	12/10/2002	Q	I	115,000	00
J J TRUST OF 1995	4629/ 292	02/23/1995	U	I	510,000	1G
BAUSK, ALLAN TRUSTEE BLUMA REA	3565/ 293	05/23/1990	U	I	1	1N
FRAIMAN, MELVIN L & BEATRICE Z	2520/ 160	12/17/1984	U	I	54,000	1N
FRAIMAN, MELVIN L TRUSTEE	2454/ 215	05/21/1984			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	116,800	2015	1020	116,800	2014	1020	116,800
	Total:	116,800		Total:	116,800		Total:	118,600

EXEMPTIONS

Year	Type	Description	Amount
2011	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	116,800
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	116,800
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**116,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE99-615	02/05/1999	EL	Electric	0		0		REWIRE FA
GAS95-289	01/23/1995			15		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/30/2010	03	1	DB	06	Questionnaire Returned U
10/26/2005			RD	15	Drive By Field Review
05/20/2005			LT	01	Estimate
03/10/1987			A		

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	1020	Condo	RN20				6,896	SF	0.00	0.8500	0	1.0000	1.00	NA1	1.00	1.09%			.00		0

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 0

Property Location: 50 MEADOW ST | **MAP ID: 5A/ 82/ 142/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 764 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 08/23/2016 09:28**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	10		B-
Stories	2		2 Stories
Occupancy	1		
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Ttl Bedrms	03		3 Bedrooms
Ttl Bathrms	1		1 Full
Ttl Half Bths	1		
Xtra Fixtres			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

CONDO DATA

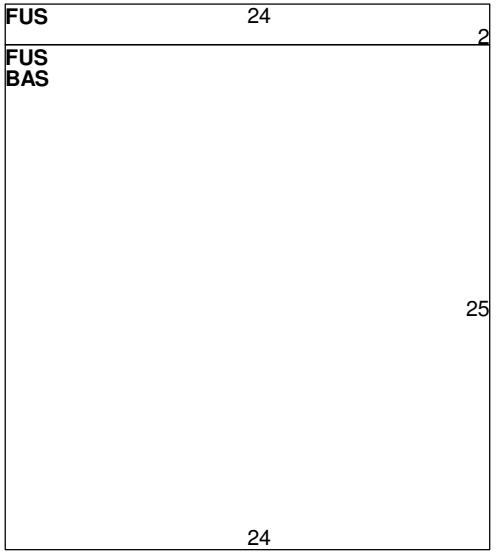
Cmplx Acct# **102729** *ID* **TH** *% Own* **2.04**

Cmplx Name **Townehouse** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	BL10	UNITS 81-96	85

COST/MARKET VALUATION

Adj. Base Rate:	131.60
Replace Cost	155,684
AYB	1968
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	75
Apprais Val	116,800
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
SHD1	Shed Frame			L	10	8.00	1968		0		50	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	600	600	600	131.60	78,961
FUS	Upper Story, Finished	648	648	583	118.40	76,723
	Ttl. Gross Liv/Lease Area:	1,248	1,248	1,183		155,684