

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OSEI-YEBOAH FREDERICK						Description	Code	Assessed	Assessed	201
						RESIDNTL	1021	378,300	378,300	
528 GREAT ELM WY						RESIDNTL	1021	500	500	ACTON, MA
						SUPPLEMENTAL DATA				
Alt Prcl ID 000B4 00120 00141				SBU						
Occ Perm				Hist Dist						
Photo				BStat						
ACTON MA 01718		Ward		P.Plan# 599 OF 1973	Total	378,800	378,800	378,800		
Prec		Lot#		UNIT 141						
Sew Zone		Assoc Pid#								
GIS ID F_675096_3014545										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OSEI-YEBOAH FREDERICK		73838 0082	12-17-2019	Q	I	314,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANDBERG JENNIE S		49376 0448	05-01-2007	Q	I	305,000	00	2024	1021	378,300	2023	1021	328,000	2022	1021	280,700
WOLFF WENDY F		13483 0355	07-07-1978			0			1021	500		1021	500		1021	500
Total								378,800		Total		326,200		Total		328,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0001														
NOTES														
CI=.8346														
AMALFI PHASE III														
2/22/07 MLS \$309,900														
Appraised Bldg. Value (Card)										377,300				
Appraised Xf (B) Value (Bldg)										1,000				
Appraised Ob (B) Value (Bldg)										500				
Appraised Land Value (Bldg)										0				
Special Land Value										0				
Total Appraised Parcel Value										378,800				
Valuation Method										C				
Total Appraised Parcel Value										378,800				

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										04-02-2020	BC			52	MLS Verification
										04-01-2020	BC			51	Sales review
										05-18-1988	DM			00	Measur+Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1021	Condo NL MDL-	R-A	0		0 SF	10.00	0.60000	0	1.00		1.000		0.0000	6	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	75	Town House			
Model	05	Res Condo			
Grade	04	Average +10			
Stories:	2	2 Stories			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2	06	Inlaid Sht Gds			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	03	3 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	1				
Xtra Fixtres					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Average			
CONDO DATA					
Parcel Id	102164	C 1	Ownr	0.8	
	NAGOG WOODS	B 1	S 2		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	G	G	153		
COST / MARKET VALUATION					
Building Value New		554,859			
Year Built		1972			
Effective Year Built					
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		32			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		68			
Cns Sect Rcnd		377,300			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BMS
(810 sf)

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
FPL	FIREPLACE	B	1	1400.00	1990		68		0.00	1,000
PAT1	PATIO-AVG	L	192	2.50	1972		100		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	810	810			0
FUS	Upper Story, Finished	810	810			0
Ttl Gross Liv / Lease Area		1,620	1,620			0

