

Residential Property Record Card

PARCEL_ID:199/017.0-0059-0000.0 MAP:017.0 BLOCK:0059 LOT:0000.0 PARCEL ADDRESS:104 BIRD ST FY:2014

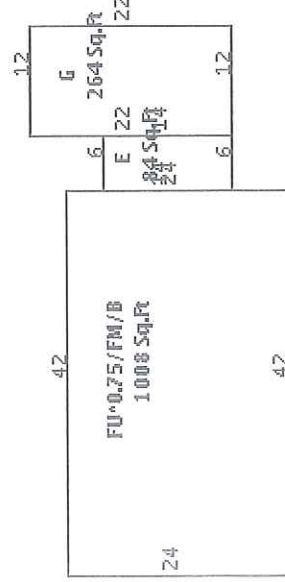
PARCEL INFORMATION		Use-Code: 101	Sale Price: 1	Book: 4420	Road Type: T	Inspect Date: 10/07/1998
Owner:	HARRIS, MARILYN L.	Tax Class: T	Sale Date: 04/11/67	Page: 135	Rd Condition: P	Meas Date: 10/07/1998
C/O THOMAS M. PIERSIAK & SONS INC.		Tot Fin Area: 1764	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X
Address:		Tot Land Area: 0.36	Sale Valid: N		Water: PS	Collect Id: CD
PO BOX 511		Grantor: PETTIT			Sewer: SW	Inspect Reas: C
NEEDHAM MA 02494						
		Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L%	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION

Style:	CP	Tot Rooms: 6	Main Fn Area: 1008	Attic: N
Story Height:	1.75	Bedrooms: 3	Up Fn Area: 756	Bsmt Area: 1008
Roof:	G	Full Baths: 2	Add Fn Area:	Fn Bsmt Area: 514
Ext Wall:	AV	Half Baths:	Unfin Area:	Bsmt Grade:
Masonry Trim:	CN	Ext Bath Fix:	Tot Fin Area: 1764	RCNLD: 153499
Foundation:	ST	Bath Qual:	T	Mkt Adj:
Heat Type:	O	Kitch Qual:	T	Year Built: 1951
Fuel Type:	1	Ext Kitch:		Grade: A
Fireplace:	N	Bsmt Gar Cap:	Condition: AG	Cost Bldg: 153,500
Central AC:	N	Bsmt Gar SF:	Pct Complete: 100	Att Str Val1:
		Att Gar SF:	264 %Good P/F/E/R:	Att Str Val2:

<u>Porch Type</u>	<u>Porch Area</u>	<u>Porch Grade Factor</u>
E	84	

SKETCH



PHOTO



104 BIRD ST

PARCEL_ID:199/122.0-0064-0000.0 MAP:122.0 BLOCK:0064 LOT:0000.0 PARCEL ADDRESS:808 CENTRAL AVE FY:2014

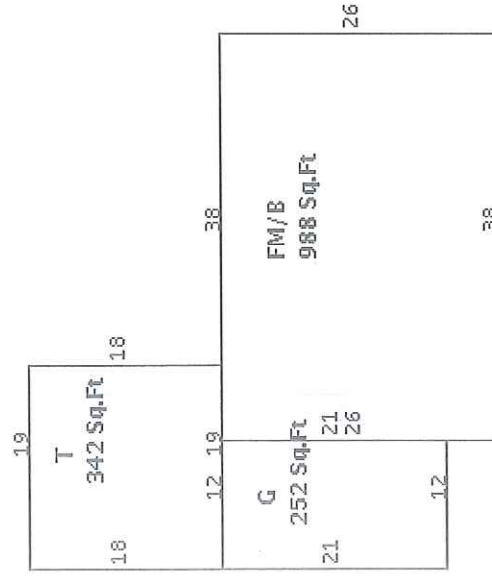
PARCEL INFORMATION				LAND INFORMATION			
Owner:	KEARNEY, ROBIN D. & KEARNEY, DAVID	Address:	808 CENTRAL AVE NEEDHAM MA 02492	Use-Code:	101	Sale Price:	100
				Tax Class:	T	Sale Date:	01/28/10
				Tot Fin Area:	988	Sale Type:	P
				Tot Land Area:	0.25	Sale Valid:	F
				Grantor:	KEARNEY	Ins Date:	03/15/2007
						Meas Date:	
						Entrance:	C
						Collect Id:	CP
						Inspect Reas:	S
						Open Sp-B/L%	/
						Indust-B/L%	/
						Comm-B/L%	/
						Resid-B/L%	100/100
						Exempt-B/L%	/

RESIDENCE INFORMATION

Style:	RN	Tot Rooms:	7	Main Fn Area:	988	Attic:	N
Story Height:	1.00	Bedrooms:	3	Up Fn Area:	988	Bsmt Area:	988
Roof:	G	Full Baths:	1	Add Fn Area:	494	Fn Bsmt Area:	494
Ext Wall:	AV	Half Baths:	0	Unfin Area:		Bsmt Grade:	
Masonry Trim:	38	Ext Bath Fix:	0	Tot Fin Area:	988	RCNLD:	61639
Foundation:	CN	Bath Qual:	T	Eff Yr Built:	1999	Mkt Adj:	
Heat Type:	HW	Kitch Qual:	T	Year Built:	1954	Sound Value:	
Fuel Type:	O	Ext Kitch:		Grade:	A	Cost Bldg:	61,600
Fireplace:	1	Bsmt Gar Cap:		Condition:	AG	Att Str Val1:	
Central AC:	Y	Bsmt Gar SF:	100	Pct Complete:	100	Att Str Val2:	
		Att Gar SF:	252	%Good P/F/E/R:	/50/85/40		

Porch Type	Porch Area	Porch Grade Factor
T	342	

SKETCH



PHOTO

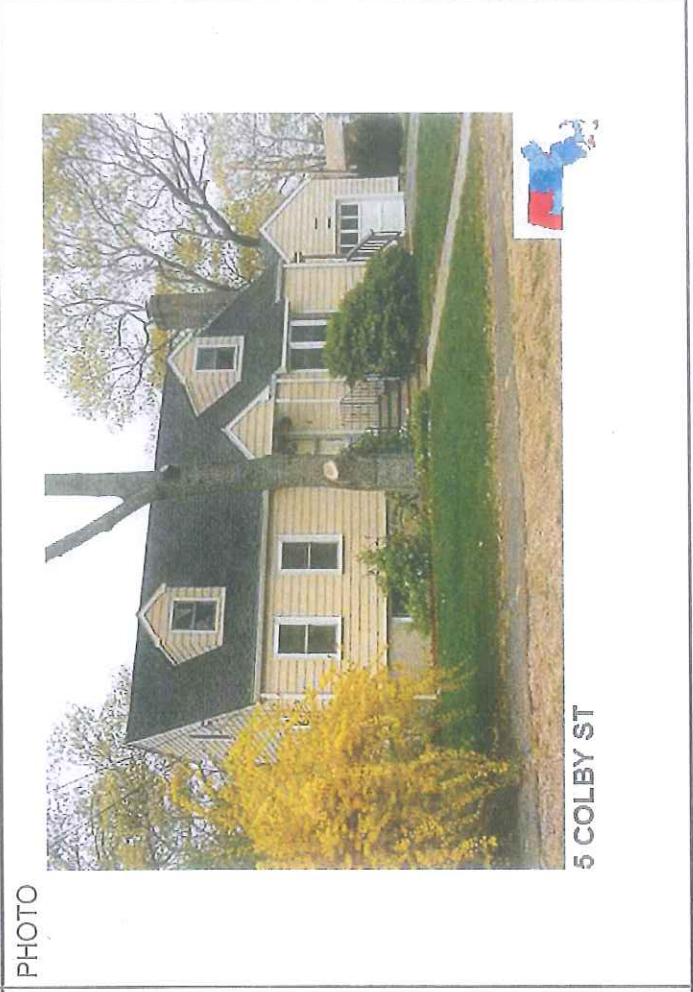
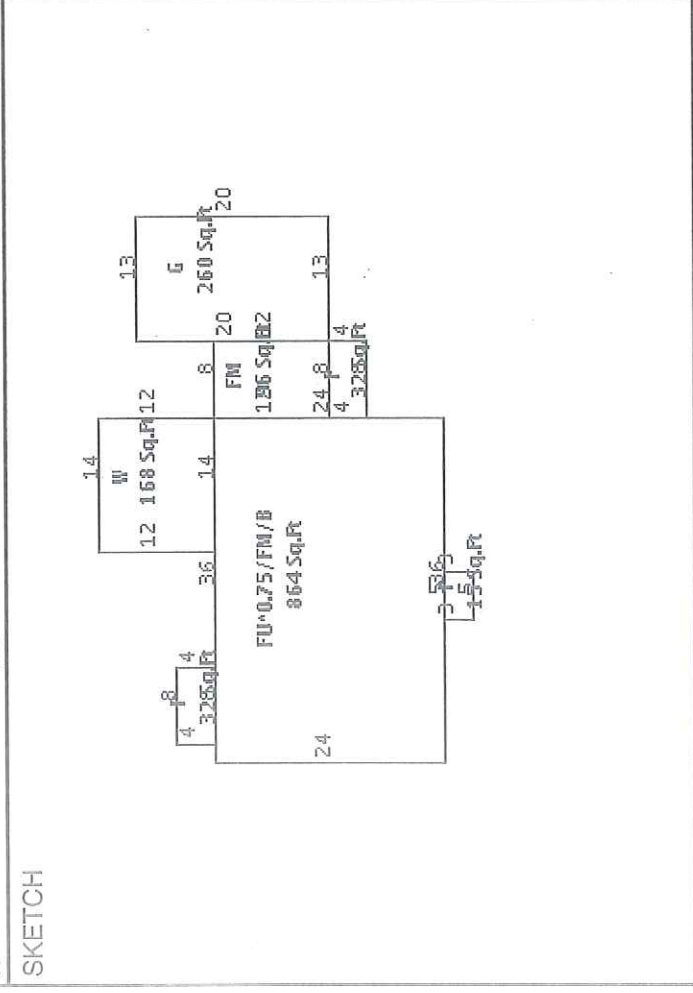


PARCEL INFORMATION									
Owner:									
RIVIN, MARK & OLGA									
C/O RRNIR LLC									
Address:									
20 BEAUFORT AVE									
Use-Code:	101	Sale Price:	272,750	Book:	10677	Road Type:	T	Inspect Date:	08/20/1998
Tax Class:	T	Sale Date:	09/28/94	Page:	326	Rd Condition:	P	Meas Date:	08/20/1998
Tot Fin Area:	1608	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	C
Tot Land Area:	0.28	Sale Valid:	Y	Grantor:	TITUS	Water:	PS	Collect Id:	CD
						Sewer:	ST	Inspect Reas:	B
Exempt-B/L%	/	Resid-B/L%	100/100	Comm-B/L%	/	Indust-B/L%	/	Open Sp-B/L%	/

RESIDENCE INFORMATION									
Style:	CP	Tot Rooms:	6	Main Fn Area:	960	Attic:	N		
Story Height:	1.75	Bedrooms:	3	Up Fn Area:	648	Bsmt Area:		864	
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:			
Ext Wall:	WS	Half Baths:		Unfin Area:		Bsmt Grade:			
Masonry Trim:		Ext Bath Fix:	0	Tot Fin Area:	1608				
Foundation:	CN	Bath Qual:	T			RCNLD:		165644	
Heat Type:	FA	Kitch Qual:	T	Eff Yr Built:	1999	Mkt Adj:			
Fuel Type:	O	Ext Kitch:		Year Built:	1952	Sound Value:			
Fireplace:	1			Grade:	A	Cost Bldg:		165,600	
Central AC:	N	Bsmt Gar Cap:		Condition:	A	Att Str Val1:			
		Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:			
		Att Gar SF:		260 %Good P/F/E/R:		///94			
Porch Type P W Porch Area 79 168 Porch Grade Factor									

NBHD CODE: 304		LAND INFORMATION						
NBHD CLASS: 0		ZONE: SRB						
Seg	Type	Code	Method	Sq-Ft	Acres	Influi-Y/N	Value	Class
1	P	101	S	10000	0.230		395,000	
2	R	101	A	1980	0.045		3,380	

VALUATION INFORMATION			
Current Total:	564,000	Bldg: 165,600	Land: 398,400
Prior Total:	564,000	Bldg: 165,600	Land: 398,400
			MktLnd: 398,400
			MktLnd: 398,400



PARCEL_ID:199/125.0-0010-00000.0 MAP:125.0 BLOCK:0010 LOT:0000.0 PARCEL ADDRESS:105 DAMON RD FY:2014

PARCEL INFORMATION				Use-Code: 959				Book: 4835				Road Type: T				Inspect Date: 03/31/2005			
Owner:				Tax Class: E				Page: 449				Rd Condition: P				Meas Date: 06/29/2005			
THE SALVATION ARMY, INC				Tot Fin Area: 2544				Cert/Doc:				Traffic: M				Entrance: X			
C/O ELITE HOME BUILDERS LLC				Tot Land Area: 0.26				Sale Type: P				Water: PS				Collect Id: JH			
Address:				Grantor:				Sewer: SW				Inspect Reas: C							
6 MCINTOSH COURT				Exempt-B/L% /				Comm-B/L% /				Indust-B/L% /				Open Sp-B/L% /			
WESTBOROUGH MA 01581				Resid-B/L% /															

COMMERCIAL SECTIONS/GROUPS

Section: ID: 101 Use-Code: 356										NBHD CODE: 203 NBHD CLASS: 0 ZONE: SRD												
Category	Grnd-Ft-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg				Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class				
7	1272	1.0	D	1962	1962	138,200				1	P	906	S	10000	0.230		365,700					
Groups:										2	R	906	A	1372	0.031		2,345					
										VALUATION INFORMATION												
Id	Cd	B-FL-A	Firs	Unt											Current Total:	696,900	Bldg:	328,900	Land:	368,000	MktLnd:	368,000
1	356	1272	1	1											Prior Total:	696,900	Bldg:	328,900	Land:	368,000	MktLnd:	368,000
2	356	720	1	1																		
3	356	552	1	1																		

RESIDENCE INFORMATION

Style:	RR	Tot Rooms:	7	Main Fn Area:	1272	Attic:	N												
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1104												
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	312												
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:													
Masonry Trim:		Ext Bath Fix:	0	Tot Fin Area:	2544	RCNLD:	190667												
Foundation:	CN	Bath Qual:	M	Eff Yr Built:	1974	Mkt Adj:													
Heat Type:	FA	Kitch Qual:	M	Year Built:	1962	Sound Value:													
Fuel Type:	O	Ext Kitch:		Grade:	AG	Cost Bldg:	190,700												
Fireplace:	2	Bsmt Gar Cap:	2	Condition:	G	Att Str Val1:	40750												
Central AC:	N	Bsmt Gar SF:	480	Pct Complete:	100	Att Str Val2:													
				Att Gar SF:		%Good P/F/E/R:	///80												

LAND INFORMATION

NBHD CODE: 203			NBHD CLASS: 0			ZONE: SRB					
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class			
1	P	906	S	10000	0.230		365,700				
2	R	906	A	1372	0.031		2,345				
VALUATION INFORMATION											
Current Total:			696,900		Bldg: 328,900		Land: 368,000		MktLnd: 368,000		
Prior Total:			696,900		Bldg: 328,900		Land: 368,000		MktLnd: 368,000		

SKETCH

PHOTO



105 DAMON RD

PARCEL_ID:199/004.0-0057-0000.0 MAP:004.0 BLOCK:0057 LOT:0000.0 PARCEL ADDRESS:45 DOGWOOD LN FY:2014

PARCEL INFORMATION				Use-Code: 101				Book: 4904				Road Type: T				Inspect Date: 08/20/2003			
Owner:				Tax Class: T				Page: 9				Rd Condition: P				Meas Date: 06/19/1996			
FLINN, THOMAS J III & FLINN, CELINE M.				Tot Fin Area: 1152				Cert/Doc:				Traffic: L				Entrance: C			
C/O MRR PROPERTIES LLC				Tot Land Area: 0.40				Grantor: CAHILL				Water: PS				Collect Id: CD			
Address:				Exempt-B/L% /				Comm-B/L%				Indust-B/L% /				Open Sp-B/L% /			
97 CHAPEL ST SUITE 3				Resid-B/L% 100/100															
NEEDHAM MA 02492																			

RESIDENCE INFORMATION

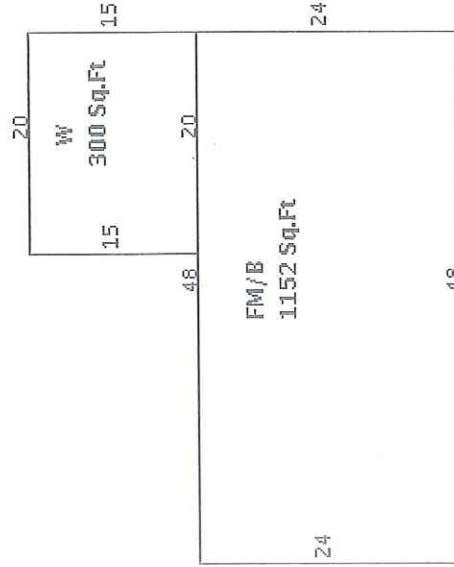
Style:	RN	Tot Rooms:	6	Main Fn Area:	1152	Attic:	N
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1152
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	577
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:	
Masonry Trim:	24	Ext Bath Fix:	1	Tot Fin Area:	1152	RCNLD:	102357
Foundation:	CN	Bath Qual:	M	Kitch Qual:	T	Eff Yr Built:	1999
Heat Type:	FA	Ext Kitch:		Year Built:	1954	Sound Value:	102,400
Fuel Type:	O	Grade:	A	Cost Bldg:		Att Str Val1:	
Fireplace:	1	Bsmt Gar Cap:	1	Condition:	A	Att Str Val2:	
Central AC:	N	Bsmt Gar SF:	288	Pct Complete:	100	%Good P/F/E/R:	/65//61
		Att Gar SF:					

Porch Grade Factor

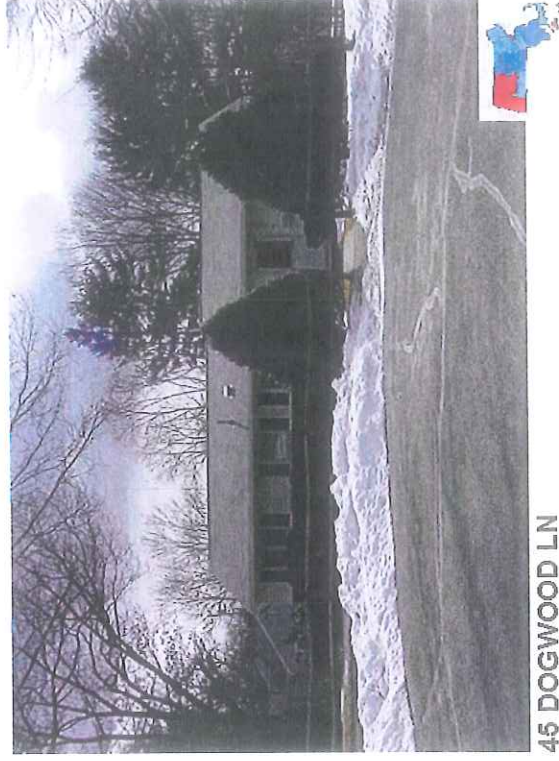
Porch Area
300

Porch Type
W

SKETCH



PHOTO



45 DOGWOOD LN

175 Dawson Rd.

PARCEL_ID:199/012.0-0028-0000.0 MAP:012.0 BLOCK:0028 LOT:0000.0 PARCEL ADDRESS:24 ALLINDALE RD FY:2014

PARCEL INFORMATION

Owner:
GRIFFITH, RICHARD J.&
GRIFFITH, KATHRYN M.

Address:

24 ALLINDALE RD
NEEDHAM MA 02492

Use-Code: 101
Tax Class: T
Tot Fin Area: 1788
Tot Land Area: 0.23
Grantor: VARLEY

Sale Price: 125,000
Sale Date: 09/30/85
Sale Type: P
Sale Valid: A

Book: 6824
Page: 723
Cert/Doc:

Road Type: T
Rd Condition: D
Traffic: L
Water: PS
Sewer: SW

Inspect Date: 09/22/1998
Meas Date: 09/22/1998
Entrance: C
Collect Id: CD
Inspect Reas: C

Exempt-B/L% / Resid-B/L% 100/100 Comm-B/L% / Indust-B/L% / Open Sp-B/L% /

RESIDENCE INFORMATION

Style: CO
Story Height: 2.00
Roof: G
Ext Wall: AB
Masonry Trim: ST
Foundation: ST
Heat Type: FA
Fuel Type: O
Fireplace: 0
Central AC: N

Tot Rooms: 8
Bedrooms: 4
Full Baths: 1
Half Baths: 1
Ext Bath Fix: 1
Bath Qual: T
Kitchen: T
Ext Kitchen: T
Bsmt Gar Cap: 0
Bsmt Gar SF: N
Att Gar SF:

Main Fn Area: 924
Up Fn Area: 864
Add Fn Area: 1788
Tot Fin Area: 1788
Eff Yr Built: 1990
Year Built: 1880
Grade: FA
Condition: FA
Pct Complete: 100
%Good P/F/E/R: ///

Attic: N
Bsmt Area: 924
Fn Bsmt Area: 144366
Bsmt Grade: 144,400
RCNLD: 144366
Mkt Adj: 144,400
Sound Value: 144,400
Cost Bldg: 144,400
Att Str Val1: 144,400
Att Str Val2: 144,400
///87

Porch Type

Porch Area
50

Porch Grade Factor

LAND INFORMATION

NBHD CODE: 304 NBHD CLASS: 0 ZONE: SRB
Seg 1 Type P Method S Sq-Ft 10000 Acres 0.230 Value 395,000 Class 1

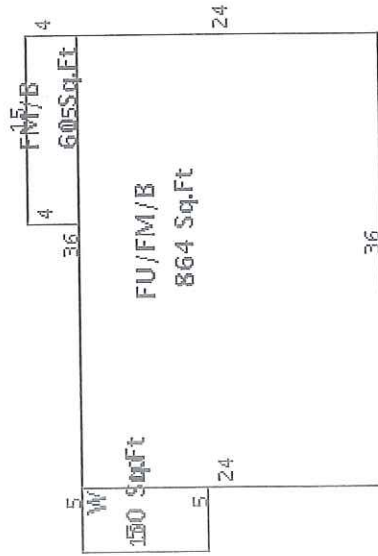
DETACHED STRUCTURE INFORMATION

Str Unit Msr-1 Msr-2 E-YR-Blt Grade Cond %Good P/F/E/R Cost Class
G1 S 204 0.00 1900 P 55///55 3,900 1

VALUATION INFORMATION

Current Total: 543,300 Bldg: 148,300 Land: 395,000 MktLnd: 395,000
Prior Total: 543,300 Bldg: 148,300 Land: 395,000 MktLnd: 395,000

SKETCH



PHOTO



24 ALLINDALE RD

PARCEL_ID:199/025.0-0076-0000.0 MAP:025.0 BLOCK:0076 LOT:0000.0 PARCEL ADDRESS:76 EDWARDEL RD FY:2014

PARCEL INFORMATION				Use-Code: 101				Book: 4480				Road Type: T				Inspect Date: 04/02/2001			
Owner:				Tax Class: T				Page: 570				Rd Condition: P				Meas Date: 04/02/2001			
SULLIVAN, THOMAS J & LORETTA C.				Tot Fin Area: 989				Cert/Doc:				Traffic: L				Entrance: X			
C/O THOMAS M. PIERIAK & SONS INC.				Tot Land Area: 0.27				Sale Valid: N				Water: PS				Collect Id: CD			
Address:				Grantor: STUTSMAN				Sewer: SW				Inspect Reas: C							
PO BOX 511				Exempt-B/L% /				Comm-B/L% /				Indust-B/L% /				Open Sp-B/L% /			
NEEDHAM MA 02494				Resid-B/L% 100/100															

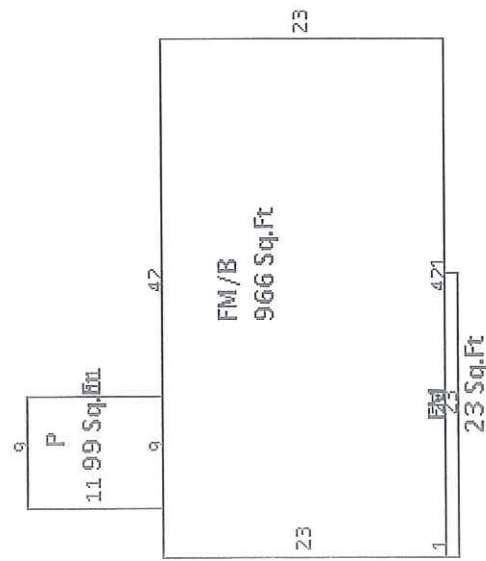
RESIDENCE INFORMATION

Style:	SL	Tot Rooms:	8	Main Fn Area:	989	Attic:	N
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	966
Roof:	G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:	300
Ext Wall:	WS	Half Baths:	1	Unfin Area:		Bsmt Grade:	
Masonry Trim:	CN	Ext Bath Fix:	0	Tot Fin Area:	989	RCNLD:	110974
Foundation:	HW	Bath Qual:	T	Eff Yr Built:	1999	Mkt Adj:	
Heat Type:	O	Kitch Qual:	T	Year Built:	1958	Sound Value:	
Fuel Type:	1	Ext Kitch:		Grade:	A	Cost Bldg:	111,000
Fireplace:	N	Bsmt Gar Cap:	1	Condition:	A	Att Str Val1:	
Central AC:		Bsmt Gar SF:	100	Pct Complete:	100	Att Str Val2:	
		Att Gar SF:		%Good P/F/E/R:	/80//75		

Porch Grade Factor

Porch Type	P	Porch Area	99
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SKETCH



PHOTO



76 EDWARDEL RD

PARCEL INFORMATION									
Owner:									
CARMICHAEL, JAMES T & FLORENCE A.									
C/O ELITE HOME BUILDERS LLC									
Address:									
6 MCINTOSH COURT									
Use-Code:	101	Sale Price:	1	Book:	4529	Road Type:	T	Inspect Date:	04/23/2001
Tax Class:	T	Sale Date:	07/25/68	Page:	335	Rd Condition:	P	Meas Date:	04/23/2001
Tot Fin Area:	1574	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	C
Tot Land Area:	0.30	Sale Valid:	N	Grantor:	SABINE	Water:	PS	Collect Id:	CD
						Sewer:	SW	Inspect Reas:	C
Exempt-B/L %	/	Resid-B/L %	100/100	Comm-B/L %		Indust-B/L %	/	Open Sp-B/L %	/

RESIDENCE INFORMATION										LAND INFORMATION					
Style:		CL	Tot Rooms:	7	Main Fn Area:	902	Attic:	N	NBHD CODE: 305 NBHD CLASS: 0 ZONE: SRB						
Story Height:		2.00	Bedrooms:	3	Up Fn Area:	672	Bsmt Area:	782							
Roof:		H	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:								
Ext Wall:		WS	Half Baths:	1	Unfin Area:		Bsmt Grade:								
Masonry Trim:			Ext Bath Fix:	0	Tot Fn Area:	1574									
Foundation:		CB	Bath Qual:	T			RCNLD:	122196							
			Kitch Qual:	T	Eff Yr Built:	1993	Mkt Adj:								
Heat Type:		HW	Ext Kitch:		Year Built:	1929	Sound Value:								
Fuel Type:		O			Grade:	A	Cost Bldg:	122,200							
Fireplace:		1	Bsmt Gar Cap:		Condition:	FA	Att Str Val1:								
Central AC:		N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:								
			Att Gar SF:		%Good P/F/E/R:	/30/72									
<u>Porch Type</u>						<u>Porch Area</u>				<u>Porch Grade Factor</u>					
E						110									
D						24									

DETACHED STRUCTURE INFORMATION										
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
G1	S	396	0.00	1900	F	F	65	//65	7,900	1
VALUATION INFORMATION										
Current Total:		560,200	Bldg:	130,100	Land:	430,100	MktLnd:		430,100	
Prior Total:		560,200	Bldg:	130,100	Land:	430,100	MktLnd:		430,100	

SKETCH

Dimensions: 28, 6, 20, 10, 24, 10, 28, 4, 6, 4

Room Labels and Areas:

- FM/B 11 110 Sq.Ft
- FM 120 Sq.Ft
- FU/FM/B 672 Sq.Ft
- E 11 110 Sq.Ft
- 24 Sq.Ft

PHOTO

99 ELLICOTT ST

PARCEL_ID:199/044.0-0059-0000.0 MAP:044.0 BLOCK:0059 LOT:0000.0 PARCEL ADDRESS:169 HIGH ROCK ST FY:2014

71 Emerson

PARCEL INFORMATION				LAND INFORMATION			
Owner:	Use-Code:	Sale Price:	Book:	Road Type:	Inspect Date:	Open Sp-B/L%	/
FUHRER, DOUGLAS K. &	Tax Class:	Sale Date:	Page:	Rd Condition:	Meas Date:		
FUHRER, LYNN W.	Tot Fin Area:	Sale Type:	Cert/Doc:	Traffic:	Entrance:		
Address:	Tot Land Area:	Sale Valid:	Grantor:	Water:	Collect Id:		
169 HIGH ROCK ST	Exempt-B/L%	Resid-B/L%	100/100	Sewer:	Inspect Reas:		
NEEDHAM MA 02492	/						

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CP	Tot Rooms:	7	NBHD CODE:	302	NBHD CLASS:	0
Story Height:	1.75	Bedrooms:	3	Zone:	SRB		
Roof:	G	Full Baths:	2	Seg	1	Method	S
Ext Wall:	WS	Half Baths:	1	Type	P	Code	101
Masonry Trim:	CN	Ext Bath Fix:	M	Acres	0.210	Influ-Y/N	
Foundation:	ST	Bath Qual:	M	Sq-Ft	9020	Value	360,013
Heat Type:	O	Ext Kitchen:	M				
Fuel Type:	2	Eff Yr Built:	1999	VALUATION INFORMATION			
Fireplace:	N	Year Built:	1941	Current Total:	483,900	Bldg:	123,900
Central AC:		Grade:	A	Prior Total:	515,300	Land:	360,000
		Condition:	A			MktLnd:	360,000
		Pct Complete:	100				
		Att Gar SF:	180				
		Att Gar SF:	180				

Porch Area				Porch Grade Factor			
96							
100							

Porch Type			
E			
W			

SKETCH

PHOTO

PARCEL_ID:199/078.0-0025-0000.0 MAP:078.0 BLOCK:0025 LOT:0000.0 PARCEL ADDRESS:86 EVELYN RD FY:2014

PARCEL INFORMATION				Use-Code: 101				Book: 28844				Road Type: T				Inspect Date: 03/15/2011			
Owner:				Tax Class: T				Page: 506				Rd Condition: P				Meas Date: 11/09/1992			
RIDGE, JAMES F., TR				Tot Fin Area: 1536				Cert/Doc:				Traffic: L				Entrance: C			
C/O ELITE HOME BUILDERS LLC				Tot Land Area: 0.26				Sale Valid: F				Water: PS				Collect Id: CP			
Address:				Grantor: RIDGE				Sewer: SW				Inspect Reas: R							
6 MCINTOSH COURT				Exempt-B/L% /				Comm-B/L% /				Indust-B/L% /				Open Sp-B/L% /			
WESTBOROUGH MA 01581																			

RESIDENCE INFORMATION

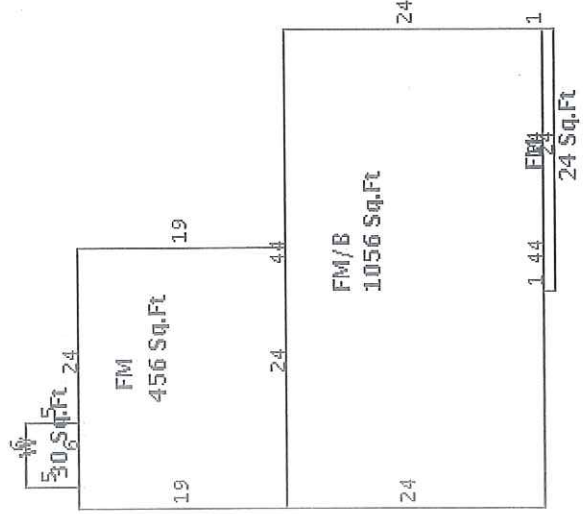
Style:	SL	Tot Rooms:	8	Main Fn Area:	1536	Attic:	N
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1056
Roof:	G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:	250
Ext Wall:	WS	Half Baths:	1	Unfin Area:		Bsmt Grade:	
Masonry Trim:	CN	Ext Bath Fix:	0	Tot Fin Area:	1536	RCNLD:	160558
Foundation:	FA	Kitch Qual:	T	Eff Yr Built:	1999	Mkt Adj:	
Heat Type:	G	Ext Kitch:	T	Year Built:	1956	Sound Value:	160,600
Fuel Type:	1	Bsmt Gar Cap:	1	Grade:	AG	Cost Bldg:	
Fireplace:	Y	Bsmt Gar SF:		Condition:	AG	Att Str Val1:	
Central AC:		Att Gar SF:		Pct Complete:	100	Att Str Val2:	
				%Good P/F/E/R:	/80/75		

Porch Type	Porch Area	Porch Grade Factor
W	30	

LAND INFORMATION

NBHD CODE: 205				NBHD CLASS: 0				ZONE: SRB			
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class			
1	P	101	S	10000	0.230		325,000				
2	R	101	A	1200	0.028		2,123				
VALUATION INFORMATION											
Current Total:				487,700	Bldg:	160,600	Land:	327,100	MktLnd:	327,100	
Prior Total:				487,700	Bldg:	160,600	Land:	327,100	MktLnd:	327,100	

SKETCH



PHOTO



PARCEL_ID:199/050.0-0065-00000.0 MAP:050.0 BLOCK:0065 LOT:0000.0 PARCEL ADDRESS:89 FAIR OAKS PK FY:2014

PARCEL INFORMATION

Owner: **BRETT, JAMES A. & KATHLEEN D.**

C/O VACCA, RALPH N. & FIONA B.

Address: **89 FAIR OAKS PARK**

NEEDHAM MA 02492

Use-Code: **101** Sale Price: **425,000** Book: **8175** Road Type: **T** Inspect Date: **09/11/2013**

Tax Class: **T** Sale Date: **12/04/88** Page: **445** Rd Condition: **P** Meas Date: **11/05/1991**

Tot Fin Area: **2258** Sale Type: **P** Cert/Doc: **L** Entrance: **X**

Tot Land Area: **0.36** Sale Valid: **Y** Water: **PS** Collect Id: **CP**

Grantor: **BLEAKNEY** Sewer: **SW** Inspect Reas: **S**

Exempt-B/L% **/** Resid-B/L% **100/100** Comm-B/L% **/** Indust-B/L% **/** Open Sp-B/L% **/**

RESIDENCE INFORMATION

Style: **CL** Tot Rooms: **10** Main Fn Area: **932** Attic: **Y**

Story Height: **2.50** Bedrooms: **5** Up Fn Area: **1326** Bsm Area: **884**

Roof: **G** Full Baths: **1** Add Fn Area: **0** Fn Bsm Area: **0**

Ext Wall: **FB** Half Baths: **1** Unfin Area: **0** Bsm Grade: **0**

Masonry Trim: **ST** Ext Bath Fix: **0** Tot Fin Area: **2258**

Foundation: **FA** Bath Qual: **T** RCNLD: **291826**

Heat Type: **FA** Kitchen: **T** Mkt Adj: **0**

Fuel Type: **O** Ext Kitchen: **0** Sound Value: **291,800**

Fireplace: **1** Bsm Gar Cap: **GV** Cost Bldg: **291,800**

Central AC: **N** Bsm Gar SF: **100** Att Str Val1: **0**

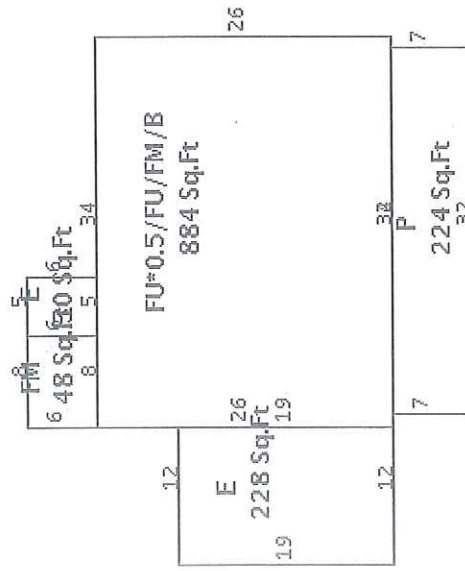
Att Gar SF: **0** Pct Complete: **100** Att Str Val2: **0**

%Good P/F/E/R: **///95**

Porch Type **P** Porch Area **224** Porch Grade Factor **1**

E **258**

SKETCH



PHOTO



89 FAIR OAKS PK

PARCEL INFORMATION										02/16/2004	
Owner:										Inspect Date:	
PAGE, MEREDITH P. & DONALD B.,										Meas Date:	
TRUSTEES										Entrance:	D
C/O DIDIPIO DEVELOPMENT GROUP LLC										Collect Id:	CD
Address:										Inspect Reas:	C
Use-Code:	101	Sale Price:	1	Book:	667	Road Type:	T				
Tax Class:	T	Sale Date:	06/22/66	Page:	175	Rd Condition:	P				
Tot Fin Area:	1953	Sale Type:	P	Cert/Doc:	133375	Traffic:	L				
Tot Land Area:	0.30	Sale Valid:	N	Grantor:		Water:	PS				
										Sewer:	SW
Exempt-B/L%	/	Resid-B/L%	100/100	Comm-B/L%		Indust-B/L%	/	Open Sp-B/L%			
											/

HYDE PARK MA 02136

RESIDENCE INFORMATION										LAND INFORMATION																			
Style:	CP	Tot Rooms:	8	Main Fn Area:	1094	Attic:	N			NBHD CODE: 204	NBHD CLASS: 1	ZONE: SRB																	
Story Height:	1.50	Bedrooms:	3	Up Fn Area:	859	Bsmt Area:	868			Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class											
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	274			1	P	101	S	10000	0.230		465,000												
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:				2	R	101	A	3125	0.072		5,378												
Masonry Trim:	21	Ext Bath Fix:	0	Tot Fin Area:	1953					VALUATION INFORMATION																			
Foundation:	CB	Bath Qual:	T	Eff Yr Built:	1998	RCNLD:	229450			Current Total:									699,900	Bldg:	229,500	Land:	470,400	MktLnd:	470,400				
Heat Type:	ST	Kitch Qual:		Year Built:	1938	Mkt Adj:				Prior Total:									699,900	Bldg:	229,500	Land:	470,400	MktLnd:	470,400				
Fuel Type:	O	Ext Kitch:		Grade:	AG	Sound Value:																							
Fireplace:	2	Bsmt Gar Cap:		Condition:	AG	Cost Bldg:	229,500																						
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val1:																							
		Att Gar SF:		418 %Good P/F/E/R:		Att Str Val2:																							
						///93																							
<u>Porch Type</u>										<u>Porch Area</u>										<u>Porch Grade Factor</u>									
E										110										1.00									

T		120							
SKETCH								PHOTO	
$FU=0.5/FM$ 418 Sq.Ft $FU=0.75/FM/B$ 816 Sq.Ft		T 12120 sq.l	E 11110 sq.l	FM 15150 sq.l					
								19 GLENDALE RD	

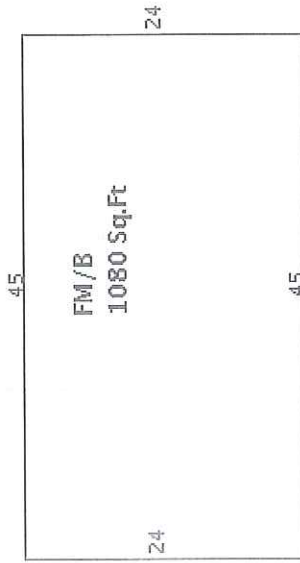
PARCEL_ID:199/142.0-0069-0000.0 MAP:142.0 BLOCK:0069 LOT:0000.0 PARCEL ADDRESS:1376 GREAT PLAIN AVE FY:2014

PARCEL INFORMATION		Use-Code: 101	Sale Price: 410,000	Book: 25642	Road Type: T	Inspect Date: 06/08/2008
Owner:	FIORRETTI, SIMONE & MANUELA	Tax Class: T	Sale Date: 03/30/08	Page: 2	Rd Condition: P	Meas Date: 09/05/1995
	C/O MCFARLAND, BERNARD	Tot Fin Area: 1080	Sale Type: P	Cert/Doc:	Traffic: H	Entrance: C
		Tot Land Area: 0.40	Sale Valid: Y		Water: PS	Collect Id: CP
		Grantor: NEWBURY			Sewer: SW	Inspect Reas: S
Address:		1376 GREAT PLAIN AVE		Comm-B/L% /		Open Sp-B/L% /
NEEDHAM MA 02492		Resid-B/L% 100/100		Indust-B/L% /		

RESIDENCE INFORMATION

Style:	RN	Tot Rooms:	5	Main Fn Area:	1080	Attic:	N
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1080
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	528
Ext Wall:	AV	Half Baths:		Unfin Area:		Bsmt Grade:	
Masonry Trim:	CN	Ext Bath Fix:	2	Tot Fin Area:	1080	RCNLD:	103429
Foundation:		Bath Qual:	T	Eff Yr Built:	1980	Mkt Adj:	
Heat Type:	HW	Kitch Qual:	T	Year Built:	1956	Sound Value:	
Fuel Type:	O	Ext Kitch:		Grade:	A	Cost Bldg:	103,400
Fireplace:	1	Bsmt Gar Cap:	1	Condition:	A	Att Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:	
		Att Gar SF:		%Good P/F/E/R:	/80//65		

SKETCH



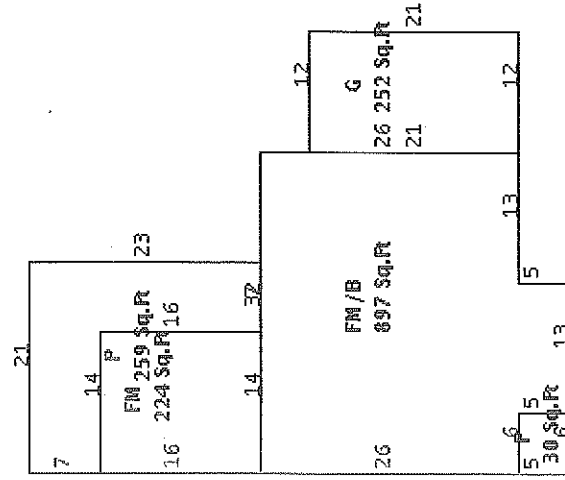
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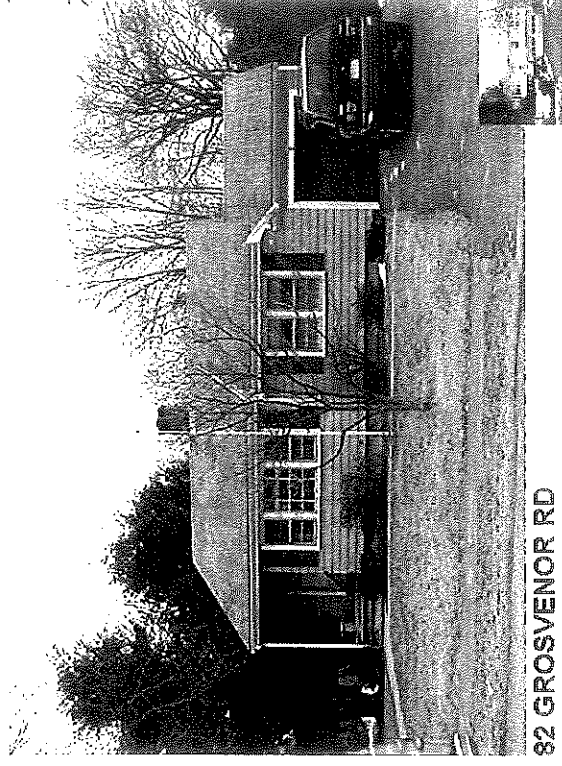
PARCEL INFORMATION		Use-Code: 101		Sale Price: 180,000	Book: 9557	Road Type: T	Inspect Date: 11/06/2013
Owner: SALVI, JUDITH W C/O ELITE HOME BUILDERS LLC	Tax Class: T	Sale Date: 05/19/87	Page: 505	Rd Condition: P	Meas Date: 09/24/1998		
	Tot Fin Area: 1121	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C		
	Tot Land Area: 0.23	Sale Valid: Y	Grantor: MUFSON	Water: PS	Collect Id: CD		
				Sewer: ST	Inspect Reas: S		
Address: 82 GROSVENOR RD		Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L%	Indust-B/L% /	Open Sp-B/L% /	

RESIDENCE INFORMATION										LAND INFORMATION									
Style:	RN	Tot Rooms:	6	Main Fn Area:	1121	Attic:	N			NBHD CODE: 304	NBHD CLASS: 0	ZONE: SRB							
Story Height:	1.00	Bedrooms:	2	Up Fn Area:		Bsmt Area:	897			Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
Roof:	G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:				1	P	101	S	9825	0.230		394,296		
Ext Wall:	WS	Half Baths:	1	Unfin Area:		Bsmt Grade:				VALUATION INFORMATION									
Masonry Trim:		Ext Bath Fix:	1	Tot Fin Area:	1121					Current Total:	511,600	Bldg:	117,300	Land:	394,300	MktLnd:	394,300		
Foundation:	CN	Bath Qual:	T			RCNLD:	117310			Prior Total:	511,600	Bldg:	117,300	Land:	394,300	MktLnd:	394,300		
		Kitch Qual:	T	Eff Yr Built:	1999	Mkt Adj:													
Heat Type:	HW	Ext Kitch:		Year Built:	1950	Sound Value:	117,300												
Fuel Type:	O			Grade:	A	Cost Bldg:													
Fireplace:	1	Bsmt Gar Cap:		Condition:	A	Att Str Val1:													
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:													
		Att Gar SF:	252	%Good P/F/E/R:	/80/75														
<u>Porch Type</u>		<u>Porch Area</u>		<u>Porch Grade Factor</u>															
P			289																

SKETCH



PHOTO



82 GROSVENOR RD

PARCEL_ID:199/013.0-0038-0000.0 MAP:013.0 BLOCK:0038 LOT:0000.0 PARCEL ADDRESS:122 GROSVENOR RD FY:2014

PARCEL INFORMATION		Use-Code: 101	Sale Price: 450,000	Book: 20939	Road Type: T	Inspect Date: 08/15/2004
Owner:	DOSS, SAM S. & GENY P	Tax Class: T	Sale Date: 04/29/04	Page: 557	Rd Condition: P	Meas Date: 09/27/1998
	C/O ELITE HOME BUILDERS LLC	Tot Fin Area: 1588	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X
Address:	6 MCINTOSH COURT	Tot Land Area: 0.23	Sale Valid: Y	Grantor: HOLLAND	Water: PS	Collect Id: CD
	WESTBOROUGH MA 01582				Sewer: SW	Inspect Reas: S
		Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L%	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION		LAND INFORMATION			
CP Tot Rooms: 8 Main Fn Area: 964 Attic: N Story Height: 1.50 Bedrooms: 4 Up Fn Area: 624 Bsm Area: 832 Roof: G Full Baths: 1 Add Fn Area: 416 Fn Bsm Area: 416 Ext Wall: AV Half Baths: 1 Unfin Area: 1588 Bsm Grade: Masonry Trim: CN Bath Qual: M Tot Fin Area: 1588 RCNLD: 118155 Foundation: ST Bath Qual: M Eff Yr Built: 1980 Mkt Adj: 118,200 Heat Type: O Ext Kitchen: 1947 Sound Value: Fuel Type: 1 Bsm Gar Cap: A Condition: A Cost Bldg: 118,200 Fireplace: N Bsm Gar SF: 100 Att Str Val1: Central AC: N Att Gar SF: /80//65 Att Str Val2:		NBHD CODE: 304 NBHD CLASS: 0 ZONE: SRB Seg Type Code Method Sq-Ft Acres Inflow-Y/N Value Class 1 P 101 S 9825 0.230 394,296 VALUATION INFORMATION Current Total: 512,500 Bldg: 118,200 Land: 394,300 MktLnd: 394,300 Prior Total: 512,500 Bldg: 118,200 Land: 394,300 MktLnd: 394,300			
Porch Type E 140 P 66		Porch Area 140 66			

SKETCH

PHOTO

PARCEL_ID:199/029.0-0049-0000.0 MAP:029.0 BLOCK:0049 LOT:0000.0 PARCEL ADDRESS:29 HAWTHORN AVE FY:2014

PARCEL INFORMATION

Owner:

JOYCE, G. MILDRED
C/O HAWTHORN INVESTMENTS LLC

Address:

97 CHAPEL ST STE #3
NEEDHAM MA 02492

Use-Code: 101	Sale Price: 1	Book: 428	Road Type: T	Inspect Date: 11/06/2013
Tax Class: T	Sale Date: 08/01/61	Page: 148	Rd Condition: P	Meas Date: 06/30/1993
Tot Fin Area: 1416	Sale Type: P	Cert/Doc: 85548	Traffic: L	Entrance: X
Tot Land Area: 0.16	Sale Valid: N		Water: PS	Collect Id: CD
Grantor:			Sewer: SW	Inspect Reas: S
Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L% /	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION

Style:	CL	Tot Rooms: 7	Main Fn Area: 816	Attic: N
Story Height:	2.00	Bedrooms: 2	Up Fn Area: 600	Bsmt Area: 600
Roof:	G	Full Baths: 1	Add Fn Area: 150	Fn Bsmt Area: 150
Ext Wall:	AV	Half Baths: 1	Unfin Area: 268	Bsmt Grade:
Masonry Trim:	CN	Ext Bath Fix: 1	Tot Fin Area: 1416	RCNLD: 126212
Foundation:	ST	Bath Qual: T	Eff Yr Built: 1999	Mkt Adj:
Heat Type:	O	Kitch Qual: T	Year Built: 1947	Sound Value:
Fuel Type:	1	Ext Kitchen:	Grade: A	Cost Bldg: 126,200
Fireplace:	N	Bsmt Gar Cap:	Condition: A	Att Str Val1:
Central AC:	N	Bsmt Gar SF:	Pct Complete: 100	Att Str Val2:
		Att Gar SF:	200 %Good P/F/E/R:	/80/75

Porch Type

Porch Area

64

Porch Grade Factor

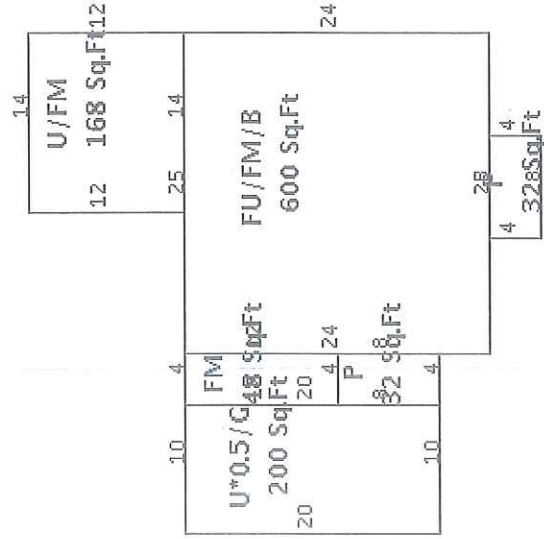
LAND INFORMATION

NBHD CODE: 304	NBHD CLASS: 0	ZONE: SRB
Seg 1	Type P	Code 101
	Method S	Sq-Ft 7071
	Acres 0.160	Influ-Y/N
		Value 380,692

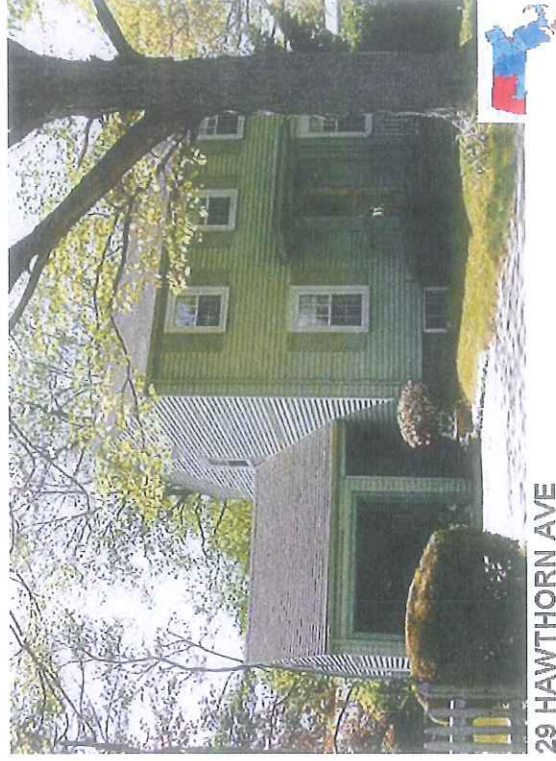
VALUATION INFORMATION

Current Total:	506,900	Bldg:	126,200	Land:	380,700	MktLnd:	380,700
Prior Total:	506,900	Bldg:	126,200	Land:	380,700	MktLnd:	380,700

SKETCH



PHOTO



29 HAWTHORN AVE

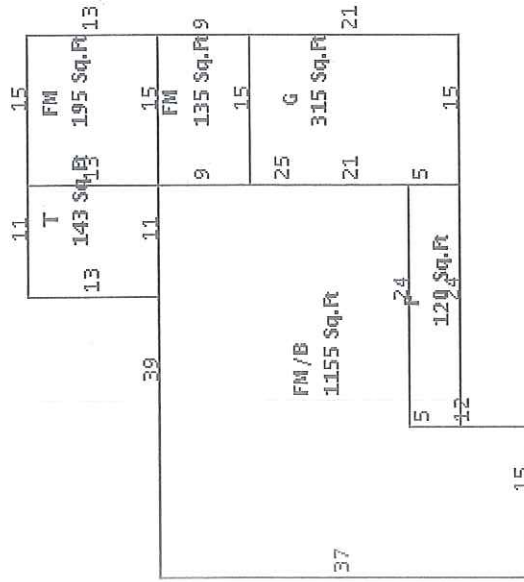
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RESIDENCE INFORMATION										LAND INFORMATION											
Style:	RN	Tot Rooms:	8	Main Fn Area:	1485	Attic:	N			NBHD CODE: 306	NBHD CLASS: 0	ZONE: SRB									
Story Height:	1.00	Bedrooms:	3	Up Fn Area:		Bsmt Area:	1155			Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class			
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	578			1	P	101	S	10000	0.230		340,000				
Ext Wall:	WS	Half Baths:		Unfin Area:		Bsmt Grade:				VALUATION INFORMATION											
Masonry Trim:		Ext Bath Fix:	0	Tot Fin Area:	1485					Current Total:	493,300	Bldg:	153,300	Land:	340,000	MktLnd:	340,000				
Foundation:	CN	Bath Qual:	T	Eff Yr Built:	1999	RCNLD:	153271			Prior Total:	493,300	Bldg:	153,300	Land:	340,000	MktLnd:	340,000				
		Kitch Qual:	T	Year Built:	1956	Mkt Adj:															
Heat Type:	HW	Ext Kitch:		Grade:	A	Sound Value:	153,300														
Fuel Type:	O			Condition:	A	Cost Bldg:															
Fireplace:	2	Bsmt Gar Cap:		Pct Complete:	100	Att Str Val1:															
Central AC:	N	Bsmt Gar SF:		Att Gar SF:	315 %Good P/F/E/R:	Att Str Val2:	/80/75														
Porch Type										Porch Grade Factor											
P	120										P										
T	143										T										

PHOTO



40 HAZEL LN



SKETCH

Residential Property Record Card

PARCEL_ID:199/054.0-0061-0000.0 MAP:054.0 BLOCK:0061 LOT:0000.0 PARCEL ADDRESS:4 HOLLAND TERR FY:2014

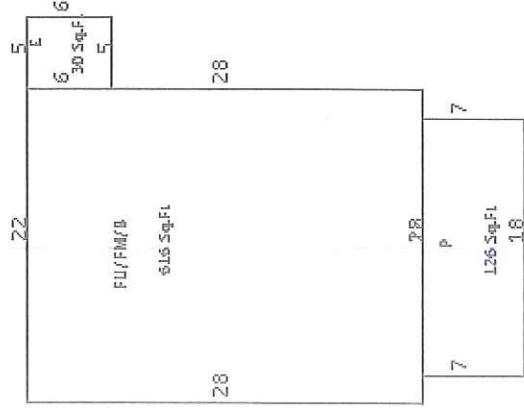
PARCEL INFORMATION				Use-Code: 101				Book: 4052				Road Type: T				Inspect Date: 03/20/2003			
Owner:				Tax Class: T				Page: 56				Rd Condition: P				Meas Date: 04/15/1986			
BURKE, PAUL V. & FLORENCE E.				Tot Fin Area: 1232				Cert/Doc:				Traffic: L				Entrance: C			
C/O THOMAS M. PIERSIAK & SONS INC				Tot Land Area: 0.16				Sale Valid: N				Water: PS				Collect Id: JCW			
Address:				Grantor: CHANDLER				Sewer: SW				Inspect Reas: A							
14 HOLLAND ST				Resid-B/L% 100/100				Comm-B/L% /				Indust-B/L% /				Open Sp-B/L% /			
NEEDHAM MA 02492																			

RESIDENCE INFORMATION

Style:	OS	Tot Rooms:	7	Main Fn Area:	616	Attic:	N
Story Height:	2.00	Bedrooms:	3	Up Fn Area:	616	Bsmt Area:	616
Roof:	G	Full Baths:	1	Add Fn Area:	246	Fn Bsmt Area:	246
Ext Wall:	AB	Half Baths:		Unfin Area:		Bsmt Grade:	
Masonry Trim:	CB	Ext Bath Fix:	0	Tot Fin Area:	1232		
Foundation:	CB	Bath Qual:	T	Eff Yr Built:	1997	RCNLD:	93251
		Kitch Qual:	O	Year Built:	1929	Mkt Adj:	
Heat Type:	HW	Ext Kitch:		Grade:	A	Sound Value:	
Fuel Type:	G	Bsmt Gar Cap:		Condition:	A	Cost Bldg:	93,300
Fireplace:	0	Bsmt Gar SF:		Pct Complete:	100	Att Str Val1:	
Central AC:	N	Att Gar SF:		%Good P/F/E/R:	80/80/64	Att Str Val2:	

Porch Type	E	Porch Area	30	Porch Grade Factor	
	P		126		

SKETCH



PHOTO



4 HOLLAND TERR

PARCEL_ID:199/092.0-0029-0000.0 MAP:092.0 BLOCK:0029 LOT:0000.0 PARCEL ADDRESS:54 HORACE ST FY:2014

PARCEL INFORMATION

Owner:

CARROLL, DEBORAH A.
C/O 54 HORACE LLC

Address:

54 HORACE ST
NEEDHAM HTS MA 02494

Use-Code: 101	Sale Price: 1	Book: 11322	Road Type: T	Inspect Date: 07/06/2006
Tax Class: T	Sale Date: 04/24/96	Page: 542	Rd Condition: P	Meas Date: 12/31/1993
Tot Fin Area: 1944	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C
Tot Land Area: 0.24	Sale Valid: H		Water: PS	Collect Id: CP
Grantor: PRUNEAU			Sewer: SW	Inspect Reas: M
Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L% /	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION

Style: GR	Tot Rooms: 8	Main Fn Area: 1008	Attic: N
Story Height: 2.50	Bedrooms: 4	Up Fn Area: 936	Bsmt Area: 864
Roof: H	Full Baths: 3	Add Fn Area: 690	Fn Bsmt Area: 690
Ext Wall: AV	Half Baths: 432	Unfin Area: 1944	Bsmt Grade:
Masonry Trim: 18	Ext Bath Fix: 1	Tot Fin Area: 203625	RCNLD: 203625
Foundation: CN	Bath Qual: M	Eff Yr Built: 1999	Mkt Adj:
	Kitch Qual: M	Year Built: 1954	Sound Value:
Heat Type: HW	Ext Kitch: A	Grade: A	Cost Bldg: 203,600
Fuel Type: G	Bsmt Gar Cap: 1	Condition: A	Att Str Val1:
Fireplace: 1	Bsmt Gar SF: N	Pot Complete: 100	Att Str Val2:
Central AC: N	Att Gar SF:	%Good P/F/E/R:	///94

Porch Type

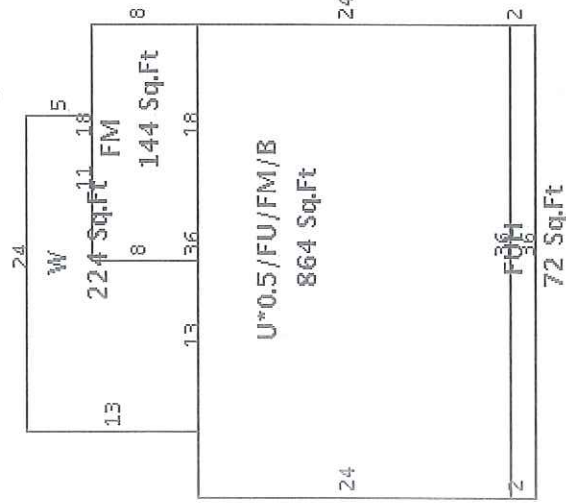
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Porch Area

224

Porch Grade Factor

SKETCH



LAND INFORMATION

NBHD CODE: 205			NBHD CLASS: 0			ZONE: SRB		
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	10000	0.230		325,000	
2	R	101	A	560	0.013		1,013	

DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
G1	S	576	0.00	2006	G	///98			22,500	1

VALUATION INFORMATION

Current Total:	552,100	Bldg:	226,100	Land:	326,000	MktLnd:	326,000
Prior Total:	552,100	Bldg:	226,100	Land:	326,000	MktLnd:	326,000

PHOTO



54 HORACE ST

PARCEL_ID:199/037.0-0015-0000.0 MAP:037.0 BLOCK:0015 LOT:0000.0 PARCEL ADDRESS:169 LAUREL DR FY:2014

PARCEL INFORMATION

Owner:

PARLATO, THOMAS L. &
PARLATO, MARY ANN

Address:

169 LAUREL DR
NEEDHAM MA 02492

Use-Code: 101	Sale Price: 197,000	Book: 9464	Road Type: T	Inspect Date: 04/22/2010
Tax Class: T	Sale Date: 08/16/92	Page: 501	Rd Condition: P	Meas Date: 12/31/1994
Tot Fin Area: 1592	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X
Tot Land Area: 0.23	Sale Valid: Y		Water: PS	Collect Id: CP
Grantor: BIXBY			Sewer: SW	Inspect Reas: R
Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L% /	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION

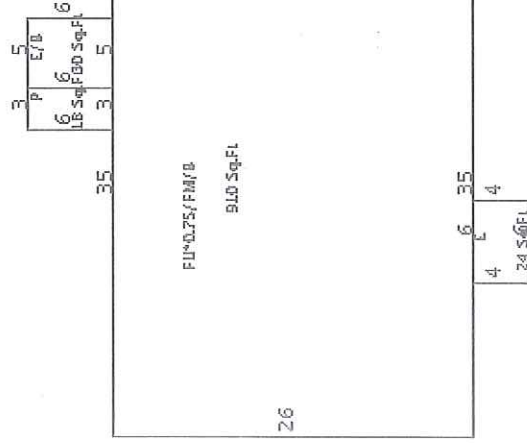
Style:	CP	Tot Rooms: 7	Main Fn Area: 910	Attic: N
Story Height:	1.75	Bedrooms: 3	Up Fn Area: 682	Bsmt Area: 940
Roof:	G	Full Baths: 2	Add Fn Area:	Fn Bsmt Area:
Ext Wall:	AV	Half Baths:	Unfin Area:	Bsmt Grade:
Masonry Trim:	CN	Ext Bath Fix: 1	Tot Fin Area: 1592	RCNLD: 128397
Foundation:	HW	Bath Qual: S	Eff Yr Built: 1999	Mkt Adj: 128,400
Heat Type:	O	Kitch Qual: M	Year Built: 1944	Sound Value:
Fuel Type:	1	Ext Kitch:	Grade: A	Cost Bldg: 128,400
Fireplace:	N	Bsmt Gar Cap:	Condition: A	Att Str Val1:
Central AC:	N	Bsmt Gar SF:	Pct Complete: 100	Att Str Val2:
		Att Gar SF:	%Good P/F/E/R:	/80/75

Porch Type

E 54
P 18

Porch Grade Factor

SKETCH



PHOTO

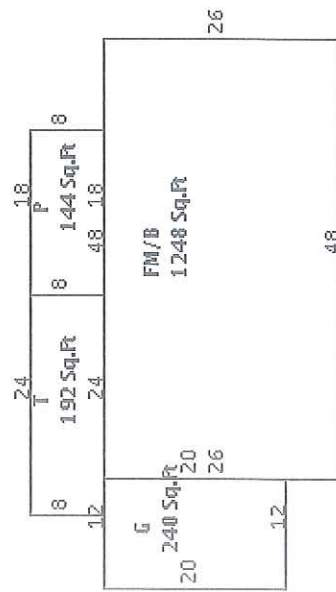


169 LAUREL DR

PARCEL INFORMATION									
Owner: WELLINGTON, KENNETH J., TR & ALAN M.TR									
C/O J. DERENZO & ASSOCIATES LLC Address:									
Use-Code:	101	Sale Price:	1	Book:	27656	Road Type:	T	Inspect Date:	11/06/2013
Tax Class:	T	Sale Date:	05/09/10	Page:	90	Rd Condition:	P	Meas Date:	08/25/1996
Tot Fin Area:	1248	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	X
Tot Land Area:	0.25	Sale Valid:	F	Grantor:	WELLINGTON	Water:	PS	Collect Id:	CP
						Sewer:	SW	Inspect Reas:	R
Exempt-B/L%	/	Resid-B/L%	100/100	Comm-B/L%		Indust-B/L%	/	Open Sp-B/L%	/

RESIDENCE INFORMATION										LAND INFORMATION													
Style:		RN	Tot Rooms:	7	Main Fn Area:	1248	Attic:	N	NBHD CODE: 305 NBHD CLASS: 0 ZONE: SRB														
Story Height:		1.00	Bedrooms:	2	Up Fn Area:		Bsmt Area:	1248	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class						
Roof:		G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:	600															
Ext Wall:		AV	Half Baths:		Unfin Area:		Bsmt Grade:																
Masonry Trim:			Ext Bath Fix:	1	Tot Fin Area:	1248																	
Foundation:		CN	Bath Qual:	T			RCNLD:	112242															
Heat Type:		HW	Kitch Qual:	T	Eff Yr Built:	1999	Mkt Adj:		Current Total:	538,700	Bldg:	112,200	Land:	426,500	MktLnd:	426,500							
Fuel Type:		O	Ext Kitch:		Year Built:	1953	Sound Value:										Prior Total:	538,700	Bldg:	112,200	Land:	426,500	MktLnd:
Fireplace:		2	Bsmt Gar Cap:		Grade:	A	Cost Bldg:	112,200															
Central AC:		N	Bsmt Gar SF:		Condition:	AG	Att Str Val1:																
			Att Gar SF:	240	Pct Complete:	100	Att Str Val2:																
					Att Gar SF:	240	%Good P/F/E/R:	/65//61															
Porch Type		Porch Area				Porch Grade Factor																	
P		144																					
T		192																					

SKETCH



PHOTO



33 LONGACRE RD

PARCEL_ID:199/030.0-0097-0000.0 MAP:030.0 BLOCK:0097 LOT:0000.0 PARCEL ADDRESS:186 MELROSE AVE FY:2014

PARCEL INFORMATION				Use-Code: 104				Book: 30754				Road Type: T				Inspect Date: 04/23/2001			
Owner:				Tax Class: T				Page: 225				Rd Condition: P				Meas Date: 04/23/2001			
MULDOON, MICHELLE & DALE A.				Tot Fin Area: 2400				Cert/Doc:				Traffic: L				Entrance: C			
C/O HAWTHORNE INVESTMENTS LLC				Tot Land Area: 0.22				Sale Valid: F				Water: PS				Collect Id: CD			
Address:				Grantor: MULDOON, ESTATE OF				Sewer: SW				Inspect Reas: C							
97 CHAPEL STREET				Resid-B/L% 100/100				Comm-B/L%				Indust-B/L%				Open Sp-B/L%			
NEEDHAM MA 02492																			

RESIDENCE INFORMATION

Style:	2F	Tot Rooms:	11	Main Fn Area:	1256	Attic:	N
Story Height:	2.00	Bedrooms:	4	Up Fn Area:	1144	Bsmt Area:	784
Roof:	G	Full Baths:	3	Add Fn Area:		Fn Bsmt Area:	
Ext Wall:	FB	Half Baths:		Unfin Area:	392	Bsmt Grade:	
Masonry Trim:	ST	Ext Bath Fix:	0	Tot Fin Area:	2400	RCNLD:	144128
Foundation:	FA	Bath Qual:	T	Eff Yr Built:	1999	Mkt Adj:	
Heat Type:	FA	Kitch Qual:	T	Year Built:	1834	Sound Value:	
Fuel Type:	O	Ext Kitch:		Grade:	A	Cost Bldg:	144,100
Fireplace:	0	Bsmt Gar Cap:		Condition:	A	Att Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:	
		Att Gar SF:		%Good P/F/E/R:	/65//61		

Porch Type	E	Porch Area	148	Porch Grade Factor	
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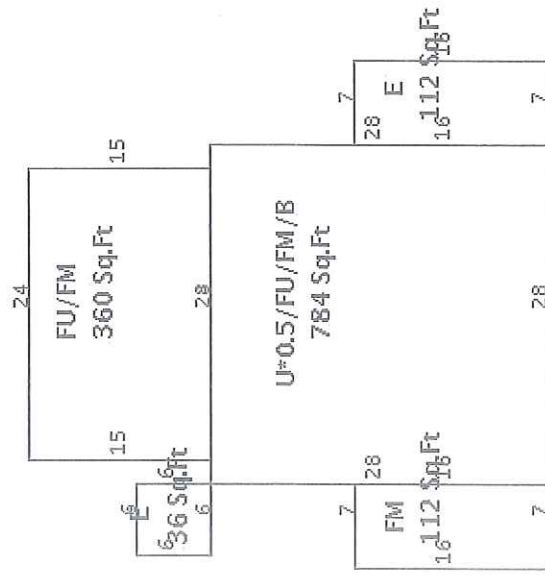
LAND INFORMATION

NBHD CODE: 305		NBHD CLASS: 0		ZONE: SRB				
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	104	S	9370	0.220		421,720	

VALUATION INFORMATION

Current Total:	565,800	Bldg:	144,100	Land:	421,700	MktLnd:	421,700
Prior Total:	565,800	Bldg:	144,100	Land:	421,700	MktLnd:	421,700

SKETCH



PHOTO



PARCEL_ID:199/087.0-0023-0000.0 MAP:087.0 BLOCK:0023 LOT:0000.0 PARCEL ADDRESS:18 NOANETT RD FY:2014

PARCEL INFORMATION

Owner:
MUIR, PATRICK H. & KERRI A.
C/O NOANETT ROAD LLC

Address:

153 PINE GROVE STREET
NEEDHAM MA 02494

Use-Code: 101	Sale Price: 325,000	Book: 30076	Road Type: T	Inspect Date: 08/21/2012
Tax Class: T	Sale Date: 06/14/12	Page: 399	Rd Condition: P	Meas Date: 11/27/1992
Tot Fin Area: 908	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: C
Tot Land Area: 0.23	Sale Valid: A		Water: PS	Collect Id: CP
Grantor: MUIR			Sewer: SW	Inspect Reas: S
Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L% /	Indust-B/L% /	Open Sp-B/L% /

RESIDENCE INFORMATION

Style: RN	Tot Rooms: 5	Main Fn Area: 908	Attic: N
Story Height: 1.00	Bedrooms: 2	Up Fn Area: 908	Bsmt Area: 550
Roof: G	Full Baths: 1	Add Fn Area: 550	Bsmt Grade: 96047
Ext Wall: AV	Half Baths: 0	Unfin Area: 908	RCNLD: 96047
Masonry Trim: CN	Ext Bath Fix: 0	Tot Fin Area: 908	Mkt Adj: 1980
Foundation: CN	Bath Qual: T	Eff Yr Built: 1980	Sound Value: 1954
Heat Type: FA	Kitch Qual: T	Year Built: 1954	Cost Bldg: 96,000
Fuel Type: O	Ext Kitch: 0	Grade: A	Att Str Val1: 100
Fireplace: 1	Bsmt Gar Cap: 0	Condition: A	Att Str Val2: /80//65
Central AC: N	Bsmt Gar SF: 0	Pct Complete: 100	
	Att Gar SF: 240	%Good P/F/E/R: 240	

Porch Grade Factor

Porch Type: E	Porch Area: 96
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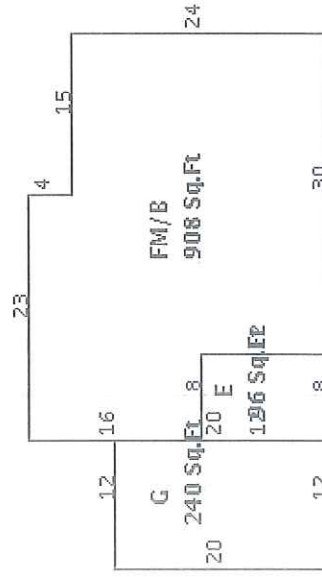
LAND INFORMATION

NBHD CODE: 205			NBHD CLASS: 0			ZONE: SRB		
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	101	S	10000	0.230		325,000	
2	R	101	A	7	0.001		100	

VALUATION INFORMATION

Current Total:	421,100	Bldg:	96,000	Land:	325,100	MktLnd:	325,100
Prior Total:	421,100	Bldg:	96,000	Land:	325,100	MktLnd:	325,100

SKETCH



PHOTO



18 NOANETT RD

PARCEL_ID:199/059.0-0049-0000.0 MAP:059.0 BLOCK:0049 LOT:0000.0 PARCEL ADDRESS:72 RICHDALE RD FY:2014

PARCEL INFORMATION		Use-Code: 101	Sale Price: 1845	Sale Date: 02/17/53	Book: 12143	Road Type: T	Inspect Date: 05/26/1997
Owner:	MIANO, ALPHONSE WALTER	Tax Class: T	Tot Fin Area: 1845	Sale Type: P	Page: 478	Rd Condition: P	Meas Date: 05/26/1997
C/O J.DERENZO & ASSOCIATES LLC		Tot Land Area: 0.26	Sale Valid: N	Cert/Doc: M-792		Traffic: L	Entrance: X
Address:	43 CHARLES ST		Grantor: CIMINO			Water: PS	Collect Id: CD
	NEEDHAM HTS MA 02494					Sewer: SW	Inspect Reas: C
		Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L%	Indust-B/L% /	Open Sp-B/L% /	

RESIDENCE INFORMATION				LAND INFORMATION			
Style: GR	Tot Rooms: 7	Main Fn Area: 1065	Attic: N	NBHD CODE: 306	NBHD CLASS: 0	ZONE: SRB	
Story Height: 2.00	Bedrooms: 3	Up Fn Area: 780	Bsmt Area: 1489	Seg 1	Type P	Method S	Acres 0.230
Roof: G	Full Baths: 1	Add Fn Area:	Fn Bsmt Area: 605	Seg 2	Type R	Method A	Acres 0.028
Ext Wall: WS	Half Baths: 2	Unfin Area:	Bsmt Grade:	VALUATION INFORMATION			
Masonry Trim: 30	Ext Bath Fix: 0	Tot Fin Area: 1845	RCNLD: 244797	Current Total:	646,900	Bldg:	244,800
Foundation: CN	Bath Qual: T	Eff Yr Built: 1999	Mkt Adj:	Prior Total:	646,900	Bldg:	244,800
Heat Type: HW	Kitch Qual: T	Year Built: 1959	Sound Value:			Land:	402,100
Fuel Type: O	Ext Kitch:	Grade: AG	Cost Bldg: 244,800			Land:	402,100
Fireplace: 2	Bsmt Gar Cap:	Condition: AG	Att Str Val1:				
Central AC: N	Bsmt Gar SF:	Pct Complete: 100	Att Str Val2:				
	Att Gar SF:	460 %Good P/F/E/R:	///94				
Porch Type	Porch Area	Porch Grade Factor					
T	525						

SKETCH

PHOTO

72 RICHDALE RD

PARCEL INFORMATION		Use-Code:	101	Sale Price:	1	Book:	14570	Road Type:	T	Inspect Date:	11/18/2010
Owner: EPSTEIN, BEVERLEY G. C/O STONEWOOD COMPANY PROPERTIES LLC		Tax Class:	T	Sale Date:	12/15/94	Page:	434	Rd Condition:	P	Meas Date:	12/31/1994
		Tot Fin Area:	1608	Sale Type:	P	Cert/Doc:		Traffic:	L	Entrance:	C
		Tot Land Area:	0.24	Sale Valid:	A	Grantor:	EPSTEIN	Water:	PS	Collect Id:	CP
								Sewer:	SW	Inspect Reas:	M
Address:		Exempt-B/L%	/	Resid-B/L%	100/100	Comm-B/L%		Indust-B/L%	/	Open Sp-B/L%	/

RESIDENCE INFORMATION										LAND INFORMATION									
Style:	BN	Tot Rooms:	6	Main Fn Area:	1608	Attic:	Y	NBHD CODE: 205	NBHD CLASS: 0	ZONE: C	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
Story Height:	1.00	Bedrooms:	2	Up Fn Area:		Bsmt Area:	1544				1	P	101	S	10000	0.230		325,000	
Roof:	G	Full Baths:	1	Add Fn Area:		Fn Bsmt Area:					2	R	101	A	348	0.008		643	
Ext Wall:	ST	Half Baths:		Unfin Area:	632	Bsmt Grade:													
Masonry Trim:		Ext Bath Fix:	1	Tot Fin Area:	1608														
Foundation:	CB	Bath Qual:	M			RCNLD:	197161												
		Kitch Qual:	T	Eff Yr Built:	1997	Mkt Adj:													
Heat Type:	HW	Ext Kitch:		Year Built:	1930	Sound Value:													
Fuel Type:	O			Grade:	A	Cost Bldg:													
Fireplace:	1	Bsmt Gar Cap:	1	Condition:	A	Att Str Val1:													
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:													
		Att Gar SF:		%Good P/F/E/R:	//93														
										VALUATION INFORMATION									
										Current Total: 522,800 Bldg: 197,200 Land: 325,600 MktLnd: 325,600									
										Prior Total: 522,800 Bldg: 197,200 Land: 325,600 MktLnd: 325,600									

<u>Porch Type</u>		<u>Porch Area</u>	<u>Porch Grade Factor</u>
E		36	
P		18	
T		360	

