

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | FY 2024 MANSFIELD, MA VISION |
|--|--|-------------------------|----------------|-------------|---------------------------|--------------------|-------|----------|----------|---|
| READ KAREN A 481 GILBERT ST MANSFIELD MA 02048 | | 4 Rolling | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 342,400 | 342,400 | |
| | | | 7 | | | RES LAND | 1010 | 249,600 | 249,600 | |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 6,800 | 6,800 | |
| Alt Prcl ID | | CENSUS | | | PS Addnl Lots con't | | Total | | 598,800 | 598,800 |
| MAP_PAR | | GIS ID F_723816_2817881 | | | Assoc Pid# | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|-------|----------|-------|---------|----------|---------|------|----------|
| READ KAREN A | | 23777 | 0329 | 05-31-2017 | Q | I | 499,900 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| CARROLL CONSTRUCTION CORP | | 23256 | 0111 | 09-19-2016 | Q | I | 370,000 | 00 | 2023 | 1010 | 298,800 | 2022 | 1010 | 258,500 | 2021 | 1010 | 261,900 |
| BROWN FREDERICK C & BONNIE K | | 0000 | 0000 | | | 0 | | | | 1010 | 249,600 | | 1010 | 231,100 | | 1010 | 202,200 |
| | | | | | | | | | | 1010 | 6,800 | | 1010 | 5,900 | | 1010 | 5,300 |
| | | Total | | | | | | | | Total | 555,200 | Total | 495,500 | Total | 469,400 | | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|--------------------|----------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| 2006 | 60 | SENIOR TAX WORKOFF | 750.00 | | | | | | | | | | | | | | | |
| 2007 | 60 | SENIOR TAX WORKOFF | 750.00 | | | | | | | | | | | | | | | |
| 2008 | 60 | SENIOR TAX WORKOFF | 750.00 | | | | | | | | | | | | | | | |
| | | Total | 3,000.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPROAISED VALUE SUMMARY | | | | |
|------------------------|-----------|---|---------|--------------------------|-------------------------------|---------|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | |
| 0050 | | | | | Appraised Bldg. Value (Card) | 338,400 | | |
| | | | | | Appraised Xf (B) Value (Bldg) | 4,000 | | |
| | | | | | Appraised Ob (B) Value (Bldg) | 6,800 | | |
| | | | | | Appraised Land Value (Bldg) | 249,600 | | |
| | | | | | Special Land Value | 0 | | |
| | | | | | Total Appraised Parcel Value | 598,800 | | |
| | | | | | Valuation Method | C | | |
| | | | | | Total Appraised Parcel Value | 598,800 | | |

| NOTES | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|-----------------|--|--|--|--|--|--|--|--|--|------------------------|-----|------|----|----|----------------------------|--|--|
| BROWN IN-LAW | | | | | | | | | | Date | Id | Type | Is | Cd | Purpost/Result | | |
| | | | | | | | | | | 05-16-2017 | NLH | 02 | | 51 | Building Permit Inspection | | |
| | | | | | | | | | | 06-17-2016 | DM | | | 11 | Field Review | | |
| | | | | | | | | | | 10-09-2013 | TC | | | 01 | Measur+1Visit | | |
| | | | | | | | | | | 06-28-2013 | DED | | | 11 | Field Review | | |
| | | | | | | | | | | 04-27-2010 | JD | | | 11 | Field Review | | |
| | | | | | | | | | | 06-04-1980 | TB | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | LAND LINE VALUATION SECTION | | | | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|------------|-------------------------|--|-----------------------------|-----|------|----|----|----------------------------|--|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result | | |
| A014253 | 09-30-2016 | HA | HVAC | 30,000 | 05-16-2017 | 100 | 05-16-2017 | ADD 2-ZONE A/C. DEMO/RE | | 05-16-2017 | NLH | 02 | | 51 | Building Permit Inspection | | |
| 5000 | 05-01-1998 | RS | Residential | 8,548 | | 100 | | RESHINGLE ROOF | | 06-17-2016 | DM | | | 11 | Field Review | | |
| | | | | | | | | | | 10-09-2013 | TC | | | 01 | Measur+1Visit | | |
| | | | | | | | | | | 06-28-2013 | DED | | | 11 | Field Review | | |
| | | | | | | | | | | 04-27-2010 | JD | | | 11 | Field Review | | |
| | | | | | | | | | | 06-04-1980 | TB | | | | | | |

| 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 | | | 39,018 SF | 6.40 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 6.4 | 249,600 |
| Total Card Land Units | | | | | 1 AC | Parcel Total Land Area | | | | | 1 | Total Land Value | | | 249,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 03 | Colonial | | | |
| Model | 01 | Residential | | | |
| Grade: | 04 | Average + | | | |
| Stories: | 2 | 2 Stories | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 11 | Clapb/Wd Shing | | | |
| 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 | 12 | Hardwood | | | |
| Interior Flr 2 | | | | | |
| Heat Fuel | 03 | Gas/Oil | | | |
| Heat Type: | 05 | Hot Water | | | |
| AC Type: | 03 | Central | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 2 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 10 | 10 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 | | 445,271 | |
| Year Built | | 1972 | |
| Effective Year Built | | 1996 | |
| Depreciation Code | | A | |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Depreciation % | | 24 | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | 1 | |
| Condition | | | |
| Condition % | | | |
| Percent Good | | 76 | |
| Cns Sect Rcnd | | 338,400 | |
| Dep % Ovr | | | |
| Dep Ovr Comment | | | |
| Misc Imp Ovr | | | |
| Misc Imp Ovr Comment | | | |
| Cost to Cure Ovr | | | |
| Cost to Cure Ovr Comment | | | |

| | | | | | |
|---------|----|---------|----|-------------|----|
| BAS UGR | 24 | BAS UBM | 10 | FUS BAS UBM | 34 |
| | | | 24 | | 24 |
| | | | | FUS | 34 |
| | | | | | 2 |

| 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 |
| FPL3 | 2 STORY CHI | B | 1 | 5300.00 | 1995 | | 76 | | 0.00 | 4,000 |
| SHD1 | SHED WD RE | L | 128 | 19.00 | 2013 | | 70 | | 0.00 | 1,700 |
| PAT1 | PATIO-AVG | L | 915 | 8.00 | 2013 | | 70 | | 0.00 | 5,100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,632 | 1,632 | 1,632 | 153.56 | 250,610 |
| FUS | Upper Story, Finished | 884 | 884 | 884 | 153.56 | 135,747 |
| UBM | Basement, Unfinished | 0 | 1,056 | 211 | 30.68 | 32,401 |
| UGR | Garage, Basement | 0 | 576 | 144 | 38.39 | 22,113 |
| Ttl Gross Liv / Lease Area | | 2,516 | 4,148 | 2,871 | | 440,871 |

