

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAYLAND HIGHWAY DEPT 41 COCHITUATE ROAD WAYLAND,, MA 01778 Additional Owners:		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
			4 Gas			EXEMPT	9310	1,297,500	1,297,500
			6 Septic			EXM LAND	9310	463,000	463,000
						EXEMPT	9310	181,900	181,900
SUPPLEMENTAL DATA									
Other ID: 47D-005		PRABT							
Value Flag 5 - Cost		301							
Sect Num 0		BOH Restrict							
Print Change		CONS Rstrict							
Deed Type		View							
Brick									
GIS ID: F_693097_2943338		ASSOC PID#							
							Total	1,942,400	1,942,400

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WAYLAND, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF WAYLAND		8509/ 534	01/01/1900					Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
								2017	9310	1,297,500	2016	9310	1,339,500	2015	9310	1,320,800	
								2017	9310	463,000	2016	9310	456,000	2015	9310	456,000	
								2017	9310	181,900	2016	9310	181,900	2015	9310	181,900	
							Total:	1,942,400			Total:	1,977,400			Total:	1,958,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

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

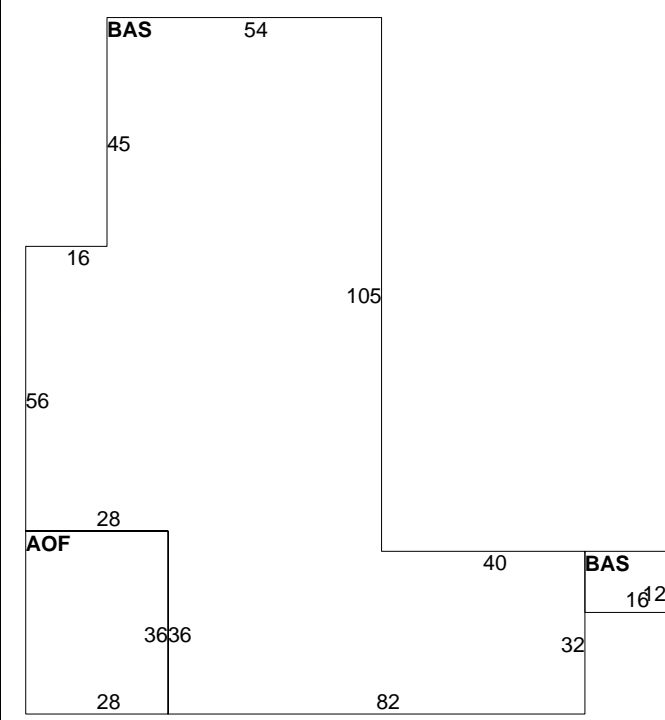
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,287,900
Appraised XF (B) Value (Bldg)	9,600
Appraised OB (L) Value (Bldg)	181,900
Appraised Land Value (Bldg)	463,000
Special Land Value	0
Total Appraised Parcel Value	1,942,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,942,400

NOTES									
HIGHWAY DEPT NO RECENT IMPROV'S INT - FAIR UNIT AC - SEASONAL									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
2011-0180	05/16/2011	OT	Other	0		0		BRIDGE RAIL & 2 SUPP	04/17/2014	04		SS	F	Field Review	
									02/12/2013	01		DK	C	Cyclical Program	
									07/16/2008			RK	00	Measur+Listed	
									06/15/2007			RD	00	Measur+Listed	

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	9310	TOWN IMPROVED	R20				43,560	SF	7.68	1.0800	B	1.0000		1.00			1.00	8.29	361,200
1	9310	TOWN IMPROVED	R20				3.70	AC	27,500.00	1.0000	0	1.0000		1.00			1.00	27,500.00	101,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	89		Other Municip				
Model	96		Ind/Comm				
Grade	6		GRADE_6				
Stories	1						
Occupancy	1						
Exterior Wall 1	15		Concr/Cinder				
Exterior Wall 2	20		Brick				
Roof Structure	01		Flat				
Roof Cover	04		Tar & Gravel				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2	05		Drywall				
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	9030		MUNICIPAL				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	04		CEIL & MIN WL				
Rooms/Prtns	01		LIGHT				
Wall Height	16						
% Conn Wall							
				Adj. Base Rate:			160.46
				Replace Cost			1,740,393
				AYB			1969
				EYB			1990
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			26
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			74
				Apprais Val			1,287,900
				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
LT10	W/DOUBLE LI			L	2	2,100.00	1980	3		A	50	2,100
PAV1	PAVING-ASPH			L	120,002	2.00	1980	3		A	50	120,000
FGR1	GARAGE-1 ST			L	2,300	52.00	2007	3		A	50	59,800
MEZ3	W/PARTITION			B	648	20.00	1990		2		100	9,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
AOFF	Office	1,008	1,008	1,512	240.70	242,622
BAS	First Floor	9,334	9,334	9,334	160.46	1,497,771

Ttl. Gross Liv/Lease Area: 10,342 10,342 10,846 1,740,393

