

#62

Key: 10577

Town of Canton - Fiscal Year 2018

12/28/2017 10:21 am SEQ #: 8,042

LEGAL LAND DETACHED BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARNES CHRISTINA 21 INDIAN WOODS WAY CANTON, MA 02021				88-30-21				21 INDIAN WOODS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARNES CHRISTINA INDIAN WOODS REALTY TRUST				12/29/2005	W	179,000	23272-19				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM			2	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
		1	NEW CONST				100 100

CD	T	AC/SF/UN	Ngh	Inf-1	Inf-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf-1			BUILDING	216,000	209,800		
Inf-2			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	216,000	209,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2009	MR
MODEL	10		CONDO	LIST	12/22/2009	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	2/24/2010	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,285	DETAIL ADJ	0.930
\$NLA(RCN)	\$267	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1.5	1.00	
TOT FIXTURES	5	\$3,245	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	INDIAN WOODS	0.90
STYLE	21	TOWNHOUSE	1.00
VIEW/LOC	3	AVERAGE	1.00
HVAC	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	12	BOTH 1 & 2	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	NLA	L	DEED SF \$	1,285	2005	246.96	317,347
	AGR	N	ATTACHED GARAGE	276		24.80	6,845
	BMU	N	BSMT UNFINISHED	596		18.50	11,026
	OPA	N	OPEN PORCH	48		20.10	965
	WDK	N	ATT WOOD DECK	72		15.69	1,130
	GFP	O	GAS FIREPLACE	1		2,317.00	2,317

TOTAL RCN	342,875
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	2005 / 11
COND	3 3 %
FUNC	0
ECON	34 AFF
DEPR	37 % GD 63
RCNLD	\$216,000

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