

CURRENT OWNER										PARCEL ID						LOCATION						
RENEHAN RICHARD & MARY 18 CARLSON RD MILTON, MA 02186										9C-45A-J2						198 BARN HILL RD						
										TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
										RENEHAN RICHARD & MARY RENEHAN RICHARD & MARY						08/31/2004 02/01/1996		A D	1 145,000		18989-116 10040-229	
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000		WC	1.00	100	1.00	100	1.00	586,400		1.00	100	1.00	PV2	1.60		538,48				
300	A	0.127		WC	1.00	100	1.00	100	1.00	30,720		1.00	100	1.00	PV2	1.60		3,90				

TOTAL	1.045 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E				LAND	542,400	423,700
Inf1	100					BUILDING	744,200	685,900
Inf2	100					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,286,600	1,109,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/25/2020

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL	1		RESIDENTIAL	MEASURE			
STYLE	4	1.00	CAPE [100%]	LIST			
QUALITY	+	1.20	PLUS AVE [100%]	REVIEW	3/11/2020	MR	
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	966,436
NET AREA	2,568	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,208	1996	83.44	100,792	CONDITION ELEM CD	
\$NLA(RCN)	\$376	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	892		246.52	219,894	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	427		70.08	29,924	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMF	N	BSMT FINISH-SEP	368		130.32	47,958	KITCHEN	A
CAPACITY				UNITS	ADJ	FLOOR COVER	13	E	OPA	N	OPEN PORCH	60	1996	91.32	5,479	BATHS	A
STORIES	1.75	1.00	INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATTACHED GARAGE	576	92.60		53,339	HEAT	A	
ROOMS	7	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	1,676	290.52		486,916	ELECT	A	
BEDROOMS	4	1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1	12,451.20	12,451					
FULL BATHS	2	1.00					ODS	O	OUT DOOR SHWR-A	1	1,772.40	1,772					
1/2 BATHS	1	1.00															
FIXTURES	8	\$7,910															
UNITS	1	1.00															
EFF.YR/AGE																1996 / 26	
COND																23 23 %	
FUNC																0	
ECON																0	
DEPR																23 % GD 77	
RCNLD																\$744,200	

