

PARCEL_ID:100/320.0-0009-0049.D MAP:320.0 BLOCK:0009 LOT:0049.D PARCEL ADDRESS:437 WATER ST FY:2011

PARCEL INFORMATION	Use-Code: 101	Sale Price: 1	Book: 49456	Road Type: T	Inspect Date: 09/09/2002
	Tax Class: T	Sale Date: 05/17/07	Page: 222	Rd Condition: P	Meas Date: 06/25/2001
Owner: GERARD, MICHAEL K & DALE	Tot Fin Area: 4556	Sale Type: P	Cert/Doc:	Traffic: H	Entrance: X
Address: 437 WATER ST FRAMINGHAM MA 01701	Tot Land Area: 0.69	Sale Valid: F	Grantor: GERARD, MICHAEL K	Water: PS	Collect Id: JSA
	Exempt-B/L% /	Resid-B/L% 100/100	Comm-B/L% /	Indust-B/L% /	Open Sp-B/L% /
				Sewer: SW	Inspect Reas: R

RESIDENCE INFORMATION			
Style: CL	Tot Rooms: 8	Main Fn Area: 2932	Attic:
Story Height: 2.00	Bedrooms: 4	Up Fn Area: 1624	Bsmt Area: 1876
Roof: G	Full Baths: 2	Add Fn Area:	Fn Bsmt Area:
Ext Wall: AV	Half Baths: 1	Unfin Area:	Bsmt Grade:
Masonry Trim:	Ext Bath Fix: 2	Tot Fin Area: 4556	
Foundation: CN	Bath Qual: M	RCNLD: 419271	
	Kitch Qual: M	Eff Yr Built: 1996	Mkt Adj:
Heat Type: FA	Ext Kitch:	Year Built: 1996	Sound Value:
Fuel Type: G		Grade: AG	Cost Bldg: 419,300
Fireplace: 1	Bsmt Gar Cap:	Condition: G	Att Str Val1:
Central AC: Y	Bsmt Gar SF:	Pct Complete: 100	Att Str Val2:
	Att Gar SF: 1056	%Good P/F/E/R: ///91	
Porch Type	Porch Area	Porch Grade Factor	
P	326		

LAND INFORMATION										
NBHD CODE: 16		NBHD CLASS: 0		ZONE: R3						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class		
1	P	101	S	20000	0.460		188,200			
2	R	101	S	10202	0.230		4,692			
DETACHED STRUCTURE INFORMATION										
Str	Unit	Msr-1	Msr-2	E-YR-Bit	Grade	Cond	%Good	P/F/E/R	Cost	Class
PV	S	648	0.00	1997	AG	AG	70///70		18,900	
B1	S	1282	0.00	2002	A	A	///94		28,700	1
VALUATION INFORMATION										
Current Total:		664,700	Bldg:	471,800	Land:	192,900	MktLnd:	192,900		
Prior Total:		664,700	Bldg:	471,800	Land:	192,900	MktLnd:	213,900		

