

Property Location: 5 KURIKKA PL
Vision ID: 174

Account #
Bldg #: 1 of 1

MAP ID: 131 / 33 /
Sec #: 1 of 1

Bldg Name:
Card 1 of 1

State Use: 1010
Print Date: 06/18/2024 09:33

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT								358 WESTMINSTER, MA VISION										
COOPER RONALD J & ANN MARIE		4 Rolling	5 Well	1 Paved	3 Rural	Description		Code	Appraised Value	Assessed Value														
5 KURIKKA PL			6 Septic			RESIDNTL		1010	207,500	207,500														
WESTMINSTER, MA 01473						RES LAND		1010	121,800	121,800														
Additional Owners:						RESIDNTL		1010	1,700	1,700														
SUPPLEMENTAL DATA																								
Other ID: Subdivision Photo Ward Precinct Callback GIS ID: M_161923_920562						ASSOC PID# 1.01999541																		
						Total						331,000	331,000											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
COOPER RONALD J & ANN MARIE		5967/ 331	12/16/2005	Q	I	282,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value								
SANTORA DAVID H & CAROL A		2233/ 130	05/12/1992	Q	I	123,000	00	2024	1010	207,500	2023	1010	200,700	2022	1010	160,300								
D'AUGUSTA DOMENIC J & ANTOINET		1253/ 270	10/20/1980			65,900		2024	1010	121,800	2023	1010	112,700	2022	1010	98,000								
								2024	1010	1,700	2023	1010	1,100	2022	1010	1,100								
								Total:		331,000	Total:		314,500	Total:		259,400								
EXEMPTIONS			OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
Total:																								
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY															
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)				205,100										
0001/A										Appraised XF (B) Value (Bldg)				2,400										
									Appraised OB (L) Value (Bldg)				1,700											
									Appraised Land Value (Bldg)				121,800											
									Special Land Value				0											
BROWN IG EA									Total Appraised Parcel Value				331,000											
3/19/93 SHED 12X14 ADDED									Valuation Method:				C											
WD STOVE									Adjustment:				0											
WOB									Net Total Appraised Parcel Value				331,000											
2022-EA																								
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										
05-245	11/23/2005			0	01/01/2003	100	01/01/2006	WOODSTOVE	07/22/2022			TS	01	Measur+1Visit										
									07/13/2011			CM	02	Measur+2Visit - Info Car										
									06/29/2011			CM	01	Measur+1Visit										
									07/23/2003			SS	01	Measur+1Visit										
									07/17/2002			JL	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	1010	Single Fam MDL-01	R2				44,431 SF	2.74	1.0000	6	1.0000	1.00		0.00		Spec Use	Spec Calc	1.00	2.74	121,800				
Total Card Land Units: 1.02 AC																	Parcel Total Land Area: 1.02 AC				Total Land Value: 121,800			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08		Raised Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				1010	Single Fam MDL-01		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F GlS/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2				COST/MARKET VALUATION			
Interior Flr 1	09		Pine/Soft Wood	Adj. Base Rate:		131.92	
Interior Flr 2	14		Carpet			246,427	
Heat Fuel	04		Electric	Net Other Adj:		10,000.00	
Heat Type	07		Electr Basebrd	Replace Cost		256,427	
AC Type	01		None	AYB		1980	
Total Bedrooms	03		3 Bedrooms	EYB		2002	
Total Bthrms	2			Dep Code		A	
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms	8		8 Rooms	Dep %		20	
Bath Style	02		Average	Functional Obslnc		0	
Kitchen Style	02		Modern	External Obslnc		0	
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		80	
				Apprais Val		205,100	
				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
SHD1	SHED FRAME			L	168	20.00	2000		0		50	1,700
FLU1	FLUE-CONCR			B	1	3,000.00	2002		1		100	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,176	1,176	1,176	131.92	155,138
CAN	Canopy	0	168	34	26.70	4,485
FOP	Porch, Open, Finished	0	168	34	26.70	4,485
SFB	Fin Bsmt Above Grade	0	840	504	79.15	66,488
UGR	Garage, Under	0	336	84	32.98	11,081
WDK	Deck, Wood	0	240	36	19.79	4,749
Ttl. Gross Liv/Lease Area:		1,176	2,928	1,868		256,427

