

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City       |
|----|--------|-----------------------------|
| 21 |        | SOUTH BOUNDARY ROAD, PEMBRO |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | TOWN OF PEMBROKE    |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 100 CENTER STREET   |
| Street 2: |                     |
| Twn/City: | PEMBROKE            |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 02359 Type:         |

**PREVIOUS OWNER**

|           |                        |
|-----------|------------------------|
| Owner 1:  | GIANATASSIO - ALAN J.  |
| Owner 2:  | -                      |
| Street 1: | 21 SOUTH BOUNDARY ROAD |
| Twn/City: | PEMBROKE               |
| St/Prov:  | MA Cntry               |
| Postal:   | 02359                  |

**NARRATIVE DESCRIPTION**

This parcel contains .561 ACRES of land mainly classified as IMP TAX TITL with a RANCH Building built about 1950, having primarily WOOD SHING Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | % | Item     | Code | Description |
|------------|------|-------------|---|----------|------|-------------|
| Z          |      |             |   | Utilitie |      |             |
| o          |      |             |   | Utilitie |      |             |
| n          |      |             |   | Utilitie |      |             |
| Census:    |      |             |   | Exmpt    |      |             |
| Flood Haz: |      |             |   |          |      |             |
| D          |      |             |   | Topo     |      |             |
| s          |      |             |   | Street   |      |             |
| t          |      |             |   | Traffic: |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description  | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 937      | IMP TAX TITL |          | 24450       |                    | SQ FT     | SITE      |           | 0          | 4.63       | 1.45 | F     | 1.00       |           |        |   |        |   |        |   | 163,601         |           |   |           |        |      | 163,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 937          | 0.561           | 88,800                         |            | 163,600    | 252,400         |
| Total Card   | 0.561           | 88,800                         |            | 163,600    | 252,400         |
| Total Parcel | 0.561           | 88,800                         |            | 163,600    | 252,400         |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 247.45     | /Parcel: 247.45 |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 937 | FV  | 88,800     | 0         | .561      | 163,600    | 252,400     |               | Year End Roll | 12/19/2017 |
| 2017   | 101 | FV  | 88,800     | 0         | .561      | 154,800    | 243,600     |               | Year End Roll | 12/12/2016 |
| 2016   | 101 | FV  | 88,800     | 0         | .561      | 145,900    | 234,700     |               | Year end roll | 12/16/2015 |
| 2015   | 101 | FV  | 85,700     | 0         | .561      | 132,500    | 218,200     |               | Year End Roll | 12/9/2014  |
| 2014   | 101 | FV  | 82,900     | 0         | .561      | 129,000    | 211,900     | 211,900       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 82,900     | 0         | .561      | 129,000    | 211,900     | 211,900       | Year End      | 12/26/2012 |
| 2012   | 101 | FV  | 82,900     | 0         | .561      | 132,500    | 215,400     | 215,400       | Year End Roll | 12/27/2011 |
| 2011   | 101 | FV  | 82,900     | 0         | .561      | 134,100    | 217,000     | 217,000       | Year End Roll | 12/28/2010 |

**SALES INFORMATION**

| Grantor          | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Notes             |
|------------------|-----------|------|------------|--------------|------------|----|-----|-------|-------------------|
| GIANATASSIO ,AL  | 48057-19  |      | 1/30/2017  | INVOLVED GOV |            | No | No  |       |                   |
| ANDERSON,HOLLY   | 44929-31  |      | 11/10/2014 | DIV/COUR/EST |            | No | No  |       | DIVORCE PER DEED  |
| FIVE NINETY ONE  | 31191-334 |      | 8/23/2005  | FAMILY       |            | No | No  |       |                   |
| GIANATASSIO,ANTO | 19689-328 |      | 4/19/2001  | FAMILY       | 118,000    | No | No  |       |                   |
|                  | 2548-40   |      | 1/1/1900   | OTHER        |            | No | No  |       | PROBATE #P7P02675 |

**BUILDING PERMITS**

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |

**ACTIVITY INFORMATION**

| Date      | Result       | By   | Name        |
|-----------|--------------|------|-------------|
| 6/17/2015 | INSPECTED    | MRSY | MRSY        |
| 4/3/2015  | SALES VERIF  | PA   | ASSRS       |
| 8/4/2014  | FIELD REVIEW | PA   | ASSRS       |
| 12/4/2006 | INSPECTED    | CR   | CHRISTINE R |
| 9/11/2006 | MAILER SENT  | PA   | ASSRS       |
| 8/18/1995 | LEFT NOTICE  | PA   | ASSRS       |
| 7/1/1992  | INSPECTED    | PA   | ASSRS       |

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

|                |       |
|----------------|-------|
| Prior Id # 1:  | B6-22 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |

