

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
BA CANE MEDFORD LLC						Description	Code	Assessed	Assessed				230 MEDFORD, MA					
						RESIDNTL	1021	996,400	996,400									
304 INDIAN TRCE STE 708						SUPPLEMENTAL DATA												
WESTON FL 33326						Alt Prcl ID 557204	MIXED US			VISION								
						Street Rng	CERT#											
						Lot#	Condo % i											
						Bldg	W & S											
						CPA Exem	I & E											
						Own-Occ	Assoc Pid#											
						GIS ID F_758423_2975883				Total		996,400	996,400					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BA CANE MEDFORD LLC				81774 380	07-14-2023	Q	I	1,030,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
1766 COMMONWEALTH AVE LLC				80046 127	04-27-2022	U	I	925,000	1	2025	1021	996,400						
										Total		996,400	Total			Total		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int									
				Total	0.00					APPRAISED VALUE SUMMARY								
				ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card) 996,400										
				Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg) 0						
				5							Appraised Ob (B) Value (Bldg) 0							
NOTES																		
MASTER DEED FILED 7/5/23																		
1/23 ASSUMED RENOS 100% COMPLETE																		
											Appraised Land Value (Bldg) 0							
											Special Land Value 0							
											Total Appraised Parcel Value 996,400							
											Valuation Method C							
											Total Appraised Parcel Value 996,400							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
										05-04-2023	JO	01		00	Measur+Listed			
										02-23-2023	JO	04		BP	BP			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Ty	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment		Adj Unit P	Land Value
1	1021	Condo NL MDL-			0 SF		1.00000	0	1.00		1.000				0.0000			0
Total Card Land Units					0 SF	Parcel Total Land Area					0	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	55B	Condo Conv 2 - 3 Fam			
Model	05	Res Condo			
Grade	03	Average			
Stories:	2.75				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	04	4 Bedrooms			
Ttl Bathrms:	3	3 Full			
Ttl Half Bths:	0				
Xtra Fixtres	0				
Total Rooms:	7				
Bath Style:	04	Remod Gd			
Kitchen Style:	04	Remod Gd			
Ext Wall	29	Fiber Cement Siding			
CONDO DATA					
Parcel Id	12318	C 667	Own		
11 ORCHARD ST		B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit			100		
COST / MARKET VALUATION					
Building Value New		1,027,229			
Year Built		1910			
Effective Year Built		2021			
Depreciation Code		REN			
Remodel Rating					
Year Remodeled					
Depreciation %		3			
Functional Obsol					
Economic Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		97			
RCNLD		996,400			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS
(63 sf)

FUS
(1,067 sf)

FUS
(877 sf)

CDK
(66 sf)

CDK
(96 sf)

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	63	63		490.42	30,897
CDK	Composite Deck	0	152		74.21	11,280
FUS	Upper Story, Finished	1,944	1,944		490.42	953,383
Ttl Gross Liv / Lease Area		2,007	2,159			995,560

