

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KELLEYS CORNER LLC								Description	Code	Appraised	Assessed	201
6 LITTLEFIELD ROAD								COMMERC.	3260	296,700	296,700	
ACTON MA 01720								COM LAND	3260	546,800	546,800	
SUPPLEMENTAL DATA								COMMERC.	3260	2,500	2,500	ACTON, MA
Alt Prcl ID 000F3 00113 00000				SBU 1.48								VISION
Occ Perm 10/12/10				Hist Dist								
Photo				BStat O								
Ward				P.Plan# 637 OF 1979								
Prec				Lot# C								
Sew Zone Z7				Assoc Pid#								
GIS ID F_668693_2997991								Total		846,000	846,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KELLEYS CORNER LLC				50034 0155	08-30-2007	U	I	965,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
YETMAN WILLIAM E ET AL TR				24257 0297	02-10-1994	U	I		1F	2025	3260	291,800	2024	3260	282,000	2023	3260	274,600
YETMAN EDWARD				16307 0550	07-23-1985						3260	510,400		3260	510,400		3260	403,400
											3260	2,500		3260	2,500		3260	2,500
										Total		804,700	Total		794,900	Total		740,900

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
200				

NOTES			
FORMER MEINEKE MUFFLERS (2006) NO FLOORING IN 2ND FLOOR			
BUENO & SANO			
BUILDING EXPANSION UP TO 2,958 SF			
1995 RENOVATIONS TO 2ND FL			
ACCESS TO 2ND FLOOR THRU PERMANANT			
LADDER IN STORAGE ROOM			

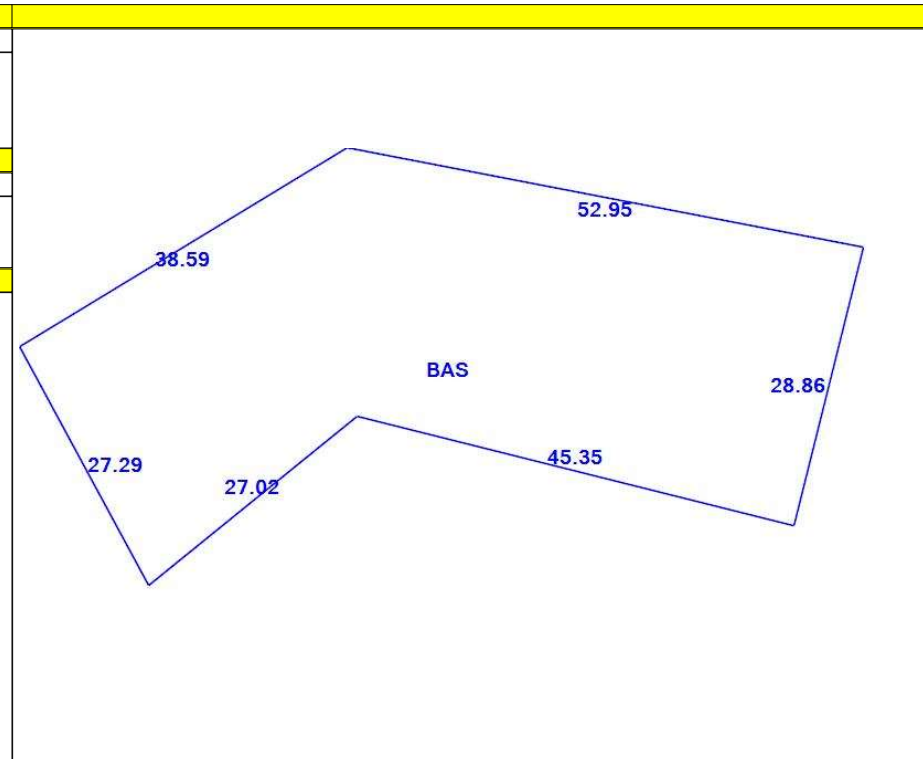
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
4464 E	11-09-2013	EL	Electric	525		100		NEW BOILER WIRING		09-18-2020	BM1			14	Field Review
12-047	01-25-2012	CM	Commercial		07-31-2013	100		MINOR PARTITIONS, ALTERA		04-03-2015	PM			00	Measur+Listed
3018	07-29-2010	CM	Commercial			100		FIRE SYSTEM		08-17-2009	RD			17	Comm Field Review
30046	06-22-2010	CM	Commercial	11,500		100		INSTALL HOOD		10-25-2006	RD			17	Comm Field Review
22733	10-15-2009	FU	FIT-UP	87,000		100		TAKE OUT REST		08-16-2006	DI			04	Measur/Vac/Boarded up
										04-24-1997	BD			00	Measur+Listed
										09-28-1987	MD			00	Measur+Listed

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3260	REST/CLUBS M	KC			14,794 SF	19.45	1.00000	4	1.00	200	1.900			0	36.96	546,800
Total Card Land Units						0	AC	Parcel Total Land Area: 0						Total Land Value		546,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall	0.00				
1st Floor Use:	3321				

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS MDL-94	100
		0
		0

COST / MARKET VALUATION	
RCN	359,895
Year Built	1956
Effective Year Built	2007
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	295,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	8,000	0.90	1997		25		0.00	1,800
CLR1	COOLER	B	96	20.00	2004		82		0.00	1,600
LT1	LIGHTS-IN W/P	L	2	690.00	1997		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,170	2,170	2,170	165.85	359,895	
Ttl Gross Liv / Lease Area		2,170	2,170	2,170		359,895	

