

LOT 10 SHANNA MEADOWS S/D.
957-1814, DC 1510-807, WD 1510-8

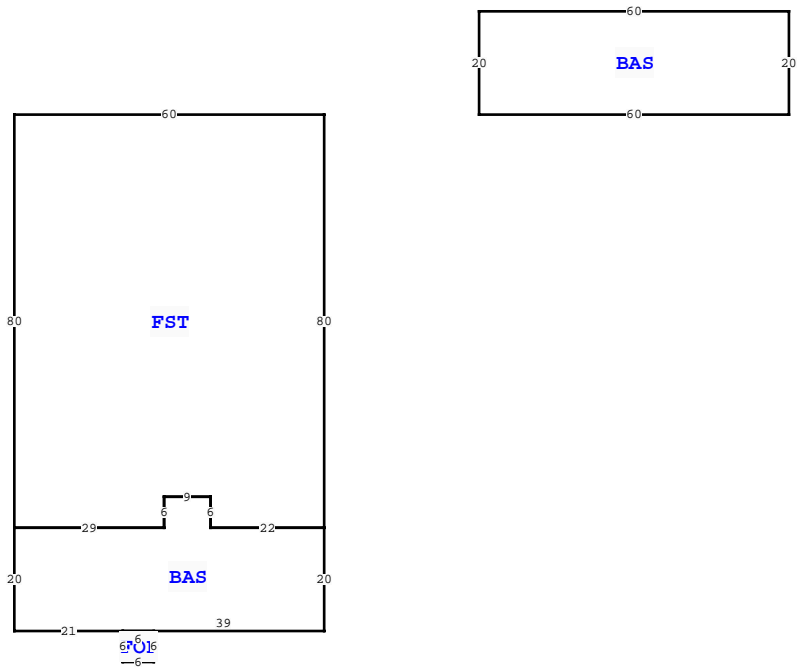
586 MANLEY STEET LLC
630 MANLEY STREET
WEST BRIDGEWATER, MA 02379

2026

34-5S-16-03752-110

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0187	01	5,075	134.2000	107.36	544,852	2002	2010	0	0	0	18.75	81.25	
1 SFR/PREMTL 0% - 2025 Heated Area: 2454 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	442,692			
TOTAL MARKET OB/XF VALUE	1,000			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	508,692			
SOH/AGL Deduction	0			
ASSESSED VALUE	508,692			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	508,692			
TOTAL JUST VALUE	508,692			
NCON VALUE	1,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	504,503			

Quality	07	07			
DOR CODE	0148	SFRES/WAREHOUSE/STRG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	34516.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	104,676
BAS	1,254	100		1,254	109,386
POP	36	30		11	960
FST	4,746	55		2,610	227,671
TOTALS	7,236			5,075	442,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19857	SFR	440	05/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/809	3/12/2024	WD Q	Q	I	01	598,000
GRANTOR: MOORE HEIDI C						
GRANTEE: 586 MANLEY STEET LL						
0957/1814	7/09/2002	WD Q	Q	V		28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOHN K & HEIDI MOOR						

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT 1,000.00	1,000.00	100	2026	2025	100	1,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FST=[ORIG=0,0] W60 S80 E29 N6 E9 S6 E22 N80 \$	
BAS=[ORIG=-60,80] S20 E21 E39 N20 W22 N6 W9 S6 W29 \$	
BAS=[ORIG=30,0] E60 N20 W60 S20 \$	
POP=[ORIG=-39,100] S6 E6 N6 W6 \$	
PTR=[ORIG=0,0] E30 W30 \$	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							