



PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 22, HIGHLAND ST, MILFORD

OWNERSHIP

Table with 2 columns: Owner Name, Unit #. Owners: STEPHENS ELAINE D, STEPHENS CHRISTIAN L + -

PREVIOUS OWNER

Table with 2 columns: Owner Name, Street. Owners: STEPHENS CHRISTIAN L + -, STEPHENS ELAINE D H+W TBYE -

NARRATIVE DESCRIPTION

This parcel contains .326 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily VINYL Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes items for water, sewer, electric, gas, and flood hazard.

LAND SECTION (First 7 lines only)

Large table with 25 columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Influ, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes.

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2017 to 2023.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales history for STEPHENS CHRIST, DEIESO VINCENT.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Shows permit for INT RENO on 9/1/2005.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Shows activity log with dates from 1991 to 2023.

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.32599 Total SF/SM: 14200 Parcel LUC: 101 ONE FAM Prime NB Desc GD-VG Total: 176,675 Spl Credit Total: 176,700

**EXTERIOR INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	4	-	VINYL
Sec Wall:	7	-	BRICK
50%			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT SH
Color:	WHITE/BRICK		
View / Desir:			

**GENERAL INFORMATION**

Grade:	C	-	AVERAGE
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:			%
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:			%
Bsmnt Flr:	4	-	CARPET
Subfloor:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**BATH FEATURES**

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:	1	Rating:	GOOD
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:	1	Rating:	AVERAGE
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

**DEPRECIATION**

Phys Cond:	GD	-	Good	18.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				18.6%

**CALC SUMMARY**

Basic \$ / SQ:	115.00
Size Adj.:	0.97706205
Const Adj.:	1.03524995
Adj \$ / SQ:	116.323
Other Features:	112543
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395716
Depreciation:	73603
Depreciated Total:	322113

**COMMENTS**

INLAW APT IN BSMT.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

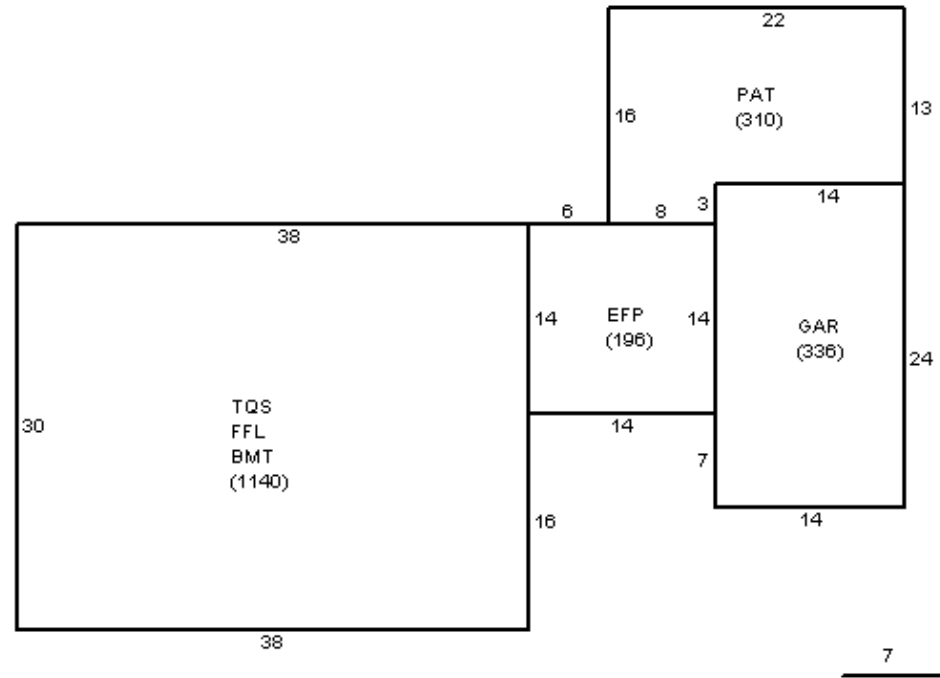
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
77.2	40-21-20		5/31/2012	235,000	
76.8	34-26-6A		10/25/2012	373,500	
76.3	33-0-48		5/24/2012	250,000	
75.7	33-0-155		12/12/2012	295,000	
75.1	40-0-89		7/31/2012	209,900	
74.1	35-37-43		9/26/2012	235,000	
WtAv\$/SQ:		AvRate:	75.86	Ind.Val	286800.0000
Juris. Factor:		Before Depr:	116.32		
Special Features:	0	Val/Su Net:	82.76		
Final Total:	322100	Val/Su SzAd	168.68		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,140	40.020	45,617	
FFL	1ST FLOOR	1,140	116.320	132,608	
TQS	3/4 STORY	770	116.320	89,510	
GAR	GARAGE	336	26.930	9,048	
PAT	PATIO	310	2.310	715	
EFP	ENCL PORCH	196	28.950	5,674	
Net Sketched Area:		3,892	Total:	283,172	
Size Ad	1909.5	Gross Area	4262	FinArea	1910

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	
TQS	90				0

**MOBILE HOME**

Make:		Model:		Serial #		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	POOL I-VINYL	D	Y	1	18X36	A	AV	1976	20.74	T	55	101			6,000			6,000

**PARCEL ID**

49-0-393

**IMAGE**



More:	N	Total Yard Items:	6,000	Total Special Features:		Total:	6,000
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