

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROSEWOOD REALTY TRUST AHMED MISBAHUDDIN TRUSTEE 287 CHAUNCY STREET C-100 MANSFIELD MA 02048		4 Rolling		1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
		7 Waterview				RESIDNTL	1120	4,268,200	4,268,200
		SUPPLEMENTAL DATA				RES LAND	1120	1,260,000	1,260,000
		Alt Prcl ID				RESIDNTL	1120	62,100	62,100
		CENSUS			PS Addnl Lots C/W 24,37,1,3,4,5 con't				
		MAP_PAR							
		GIS ID F_728773_2837003			Assoc Pid#				
						Total		5,590,300	5,590,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROSEWOOD REALTY TRUST CURRIVAN ROBERT C & JOHN & MARY		13234 0000	0164 0000	01-16-2004	U	V	500,000 0	1P	Year	Code	Assessed	Year	Code	Assessed
				2022	1120	4,268,200	2021	1120	3,836,700	2020	1120	840,000	1120	3,836,700
					1120	1,260,000		1120	840,000		1120	43,700	1120	840,000
					1120	62,100		1120	43,700		1120		1120	43,700
						Total		5590300	Total		4720400	Total		4720400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES	
--COPELAND CROSSING-- \$1430-1530 BLDG A = 18 TWO BEDROOM 25% OF UNITS AFFORDABLE HOUSING PT CHAPTER 40B	

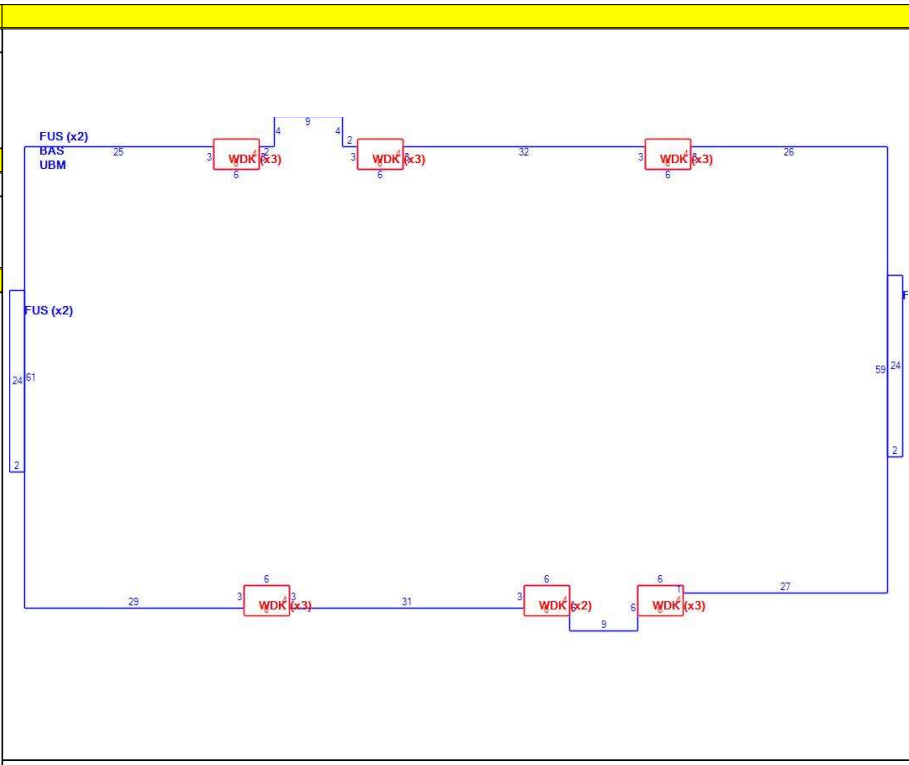
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
10036	06-28-2006	40B	Chapter 40B					"Copeland Xing" sign	11-18-2013	BC			00	Measur+Listed
8833	10-29-2004	40B	Chapter 40B	910,000	06-13-2005	100	06-19-2006		06-19-2006	AD	01		51	Building Permit Inspection
8832	10-29-2004	40B	Chapter 40B	910,000	06-13-2005	100	06-19-2006		06-13-2005	AD	01		51	Building Permit Inspection
8831	10-29-2004	40B	Chapter 40B	368,000	06-13-2005	100	06-19-2006							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	112C	APT ovr 8 COM	B3		42 UT	30,000	1.00000	0	1.00		1.000	42UNITS@\$20000		0	30,000	1,260,000	
1	112C	APT ovr 8 COM	B3		13.600 AC	0	1.00000	0	1.00		1.000	LAND SZ		0	0	0	
Total Card Land Units					13.600	AC	Parcel Total Land Area: 13.6000					Total Land Value					1,260,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apts 14:94 Class 112			
Model	94	Com or Fin-Ind			
Grade	03	Average			
Stories:	3				
Occupancy	18.00				
Exterior Wall 1	17	Stucco Mas			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas/Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	112C	APT ovr 8 COM			
Total Rooms					
Total Bedrms					
Total Baths	18				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	0.00				
% Comn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
112C	APT ovr 8 COM	100
		0
		0

COST / MARKET VALUATION	
RCN	2,088,651
Year Built	2005
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	1,754,500
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	20,000	3.00	2013		90		0.00	54,000
LT5	MERC VAP/FL	L	2	1000.00	2013		90		0.00	1,800
LT6	W/DOUBLE LI	L	4	1500.00	2013		90		0.00	5,400
SPR1	SPRINKLER W	B	20,757	1.25	2005		84		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,855	6,855	6,855	94.13	645,261
FUS	Upper Story, Finished	13,902	13,902	13,902	94.13	1,308,595
UBM	Basement, Unfinished	0	6,855	1,371	18.83	129,052
WDK	Deck, Wood	0	408	61	14.07	5,742
Ttl Gross Liv / Lease Area		20,757	28,020	22,189		2,088,650



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROSEWOOD REALTY TRUST AHMED MISBAHUDDIN TRUSTEE 287 CHAUNCY STREET C-100 MANSFIELD MA 02048		4 Rolling		1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
		7 Waterview				RESIDNTL	1120	4,268,200	4,268,200
		SUPPLEMENTAL DATA				RES LAND	1120	1,260,000	1,260,000
		Alt Prcl ID			RESIDNTL	1120	62,100	62,100	
		CENSUS	PS Addnl Lots C/W 24,37,1,3,4,5 con't						
		MAP_PAR							
		GIS ID	F_728773_2837003		Assoc Pid#				
						Total	5,590,300	5,590,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROSEWOOD REALTY TRUST CURRIVAN ROBERT C & JOHN & MARY		13234 0000	0164 0000	01-16-2004	U	V	500,000 0	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				2022	1120	4,268,200	2021	1120	3,836,700	2020	1120	840,000	1120	840,000			
				1120	1,260,000	1120	43,700	1120	43,700								
				1120	62,100	1120	43,700	1120	43,700								
		Total				5590300	Total	4720400	Total			Total	4720400				

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															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					4,218,200
0050					Appraised Xf (B) Value (Bldg)					50,000
					Appraised Ob (B) Value (Bldg)					62,100
					Appraised Land Value (Bldg)					1,260,000
					Special Land Value					0
					Total Appraised Parcel Value					5,590,300
					Valuation Method					C
					Total Appraised Parcel Value					5,590,300

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

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	112C	APT ovr 8 COM			0 SF	0	1.00000		1.00		1.000		0	0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 13.6000					Total Land Value		1,260,000	

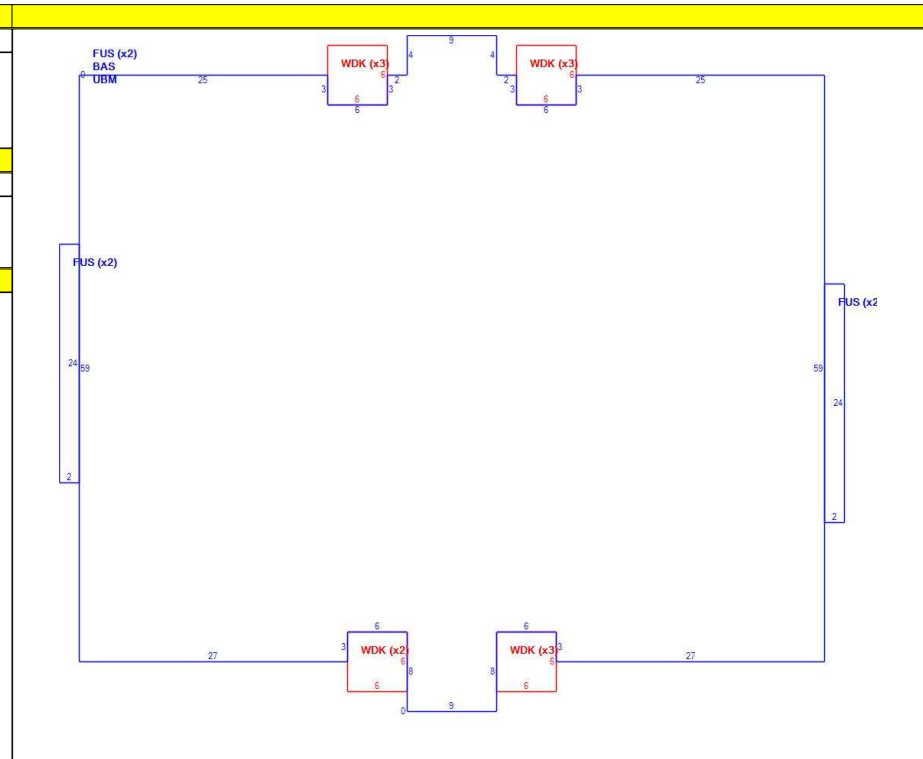
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apts 14:94 Class 112			
Model	94	Com or Fin-Ind			
Grade	03	Average			
Stories:	3				
Occupancy	12.00				
Exterior Wall 1	17	Stucco Mas			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Plaste			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas/Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	112C	APT ovr 8 COM			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
112C	APT ovr 8 COM	100
		0
		0

COST / MARKET VALUATION	
RCN	1,569,195
Year Built	2005
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcld	1,318,100
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
SHD1	SHED WD RES	L	77	16.00	2013		70		0.00	900
SPR1	SPRINKLER W	B	13,521	1.25	2005		84		0.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,434	4,434	4,434	108.67	481,843	
FUS	Upper Story, Finished	9,060	9,060	9,060	108.67	984,550	
UBM	Basement, Unfinished	0	4,434	887	21.74	96,390	
WDK	Deck, Wood	0	396	59	16.19	6,412	
Ttl Gross Liv / Lease Area		13,494	18,324	14,440		1,569,195	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROSEWOOD REALTY TRUST AHMED MISBAHUDDIN TRUSTEE 287 CHAUNCY STREET C-100 MANSFIELD MA 02048		4 Rolling		1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	710 MANSFIELD, MA VISION
		7 Waterview				RESIDNTL	1120	4,268,200	4,268,200	
		SUPPLEMENTAL DATA				RES LAND	1120	1,260,000	1,260,000	
		Alt Prcl ID				RESIDNTL	1120	62,100	62,100	
		CENSUS	PS Addnl Lots C/W 24,37,1,3,4,5 con't			Total		5,590,300	5,590,300	
		MAP_PAR								
		GIS ID	F_728773_2837003		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
ROSEWOOD REALTY TRUST CURRIVAN ROBERT C & JOHN & MARY		13234 0000	0164 0000	01-16-2004	U	V	500,000 0	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
									2022	1120	4,268,200	2021	1120	3,836,700	2020	1120	3,836,700	
											1120	1,260,000		1120	840,000		1120	840,000
											1120	62,100		1120	43,700		1120	43,700
		Total							Total	5590300		Total	4720400		Total	4720400		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES	
BLDG C = 1 ONE BEDROOM \$1150 11 TWO BEDROOM \$1430-1 530	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,218,200
Appraised Xf (B) Value (Bldg)	50,000
Appraised Ob (B) Value (Bldg)	62,100
Appraised Land Value (Bldg)	1,260,000
Special Land Value	0
Total Appraised Parcel Value	5,590,300
Valuation Method	C
Total Appraised Parcel Value	5,590,300

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

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	112C	APT ovr 8 COM			0 SF	0	1.00000		1.00		1.000		0	0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 13.6000					Total Land Value		1,260,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apts 14:94 Class 112			
Model	94	Com or Fin-Ind			
Grade	03	Average			
Stories:	3				
Occupancy	12.00				
Exterior Wall 1	17	Stucco Mas			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	03	Hot Air-no Duc			
AC Type	03	Central			
Bldg Use	112C	APT ovr 8 COM			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	0.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
112C	APT ovr 8 COM	100
		0
		0

COST / MARKET VALUATION	
RCN	1,363,814
Year Built	2005
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcndld	1,145,600
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
SPR1	SPRINKLER W	B	13,317	1.25	2005		84		0.00	14,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,357	4,357	4,357	96.05	418,490	
FUS	Upper Story, Finished	8,906	8,906	8,906	96.05	855,421	
UBM	Basement, Unfinished	0	4,357	871	19.20	83,660	
WDK	Deck, Wood	0	432	65	14.45	6,243	
Ttl Gross Liv / Lease Area		13,263	18,052	14,199		1,363,814	

