

UNIT 1421
IN OR 992/850
WINDSONG OR 326/16

PATRICIA COXEN TRUST
95 PRESCOTT RD
BOXBOROUGH, MA 01719

2023

01-6N-29-V30A-1421-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	8330021		0				1980	1980	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0 SQFT=2438 HX Base Yr											
Location	END	END 100												
View	COURTYARD	COURTYARD 100												
Balcony	PATIO/DECK	PATIO/DECK 100												
Parking	ATT GARAGE	ATT GARAGE 100												
Bedrooms		3 100												
Bathrooms		3.5 100												
Oth Rooms		3 100												
User De	COND	COND 100												
Quality			03	Quality Level 03										
DOR CODE			0400	CONDOMINIUM										
MAP NUM				MKT AREA			10							
NEIGHBORHOOD/LOC			10008.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS			0	0										

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,020,800	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,020,800	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,020,800	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,020,800	
TOTAL JUST VALUE		1,020,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		928,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22393	DEMOLITION	25,000	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/0850	6/18/2001	QC	U	I	01	100
GRANTOR: COXEN GERVIS & PATRIC						
GRANTEE: COXEN PATRICIA TRUS						
0552/1269	9/22/1988	WD	U	I		320,000
GRANTOR: HARTMAN ARTHUR P						
GRANTEE: COXEN GERVIS						

BUILDING NOTES	

BUILDING DIMENSIONS	

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