

LOT 20
IN OR 2218/1139
PRESERVE AT SUMMER BEACH #3

QUARANTO PAUL A JR & SUSAN F
3 MUSKET WAY
FRANKLIN, MA 02038

2025

00-SB-30-1675-0020-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2018	300	86,808
BAS	2,092	100	2018	2,092	605,343
FGR	616	55	2018	339	98,093
FOP	231	30	2018	69	19,966
FSP	239	40	2018	96	27,779
FUS	662	100	2018	662	191,557
PTO	160	5	2018	8	2,314
STR	56	10	2018	6	1,736
TOTALS	4,356			3,572	1,033,596

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,572	188.8020	298.31	1,065,563	2018	2018	0	0	3.00	97.00
1 SFR CUST - 0% - 0											
Heated Area: 3054						HX Base Yr					