

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
BILLINGS BARBARA M TRUSTEE		1 Level	3 Public Sewer	1 Paved		Description		CURRENT ASSESSMENT	
58 EDGEWATER AVE		2 Public Water	4 Gas			Code		Assessed	Assessed
		SUPPLEMENTAL DATA			Nbhd		050	126,300	126,300
		Alt Pct ID 3900030			Color		WHITE	195,500	195,500
		Leg SK Ar			Own Occ		Y	5,300	5,300
		Vis SK Ate			SFLA		1157		
		Legal Othe			Lot Size		0.11		
SHREWSBURY MA 01545		RES B-2							
		Zone							
		GIS ID F_589425_2923876			Assoc Pld#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENT'S HISTORY									
BILLINGS BARBARA M TRUSTEE BILLINGS LIVING TRUST BILLINGS THOMAS P	66071	0309	09-16-2021	U	1	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	43199	0118	08-13-2008	U	1	1	1F	2023	1010	126,300	2022	1010	122,000	2021	1010	104,000	
	7638	0321	12-27-1982	U	1	0	1	1010	1010	195,500		1010	170,000		1010	158,100	
								1010	1010	5,300		1010	2,900		1010	2,900	
	Total						327,100		Total				294,900		Total		265,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
				Total			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

PLAN 6 LOTS 116 & 117.

BUILDING PERMIT RECORD			
Permit ID	Issue Date	Type	Description

LAND LINE VALUATION SECTION			
Use Code	Description	Zone	LA
1	1010	Single Family	RB2
		Site Expan	50 FF

APPROAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			
Appraised XI (B) Value (Bldg)			
Appraised Ob (B) Value (Bldg)			
Appraised Land Value (Bldg)			
Special Land Value			
Total Appraised Parcel Value			
Valuation Method			
Total Appraised Parcel Value			
Total Appraised Parcel Value			

VISIT / CHANGE HISTORY			
Date	Id	Type	Is
11-07-2019	TW		
07-14-2012	TW		
03-17-1977	PAC		
03-03-1977	JOH		
03-03-1977	SHA		

Property Location 58 EDGEWATER AVE
 Vision ID 8849 Account # 8849

Map ID 39/ 052001/ / /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1010
 Print Date 4/5/2023 1:32:57 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Xtra Openings	0	
Model	01	Residential	Finl BSMT SF		
Grade	06	C	Central Vac	0	
Stories	1.00				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	06	Arch Shingles			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Hot Air			
AC Pct	0				
Bedrooms	3	3 Bedrooms			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style:	03	Semi-Modern			
Kitchen Style	04	Modern			
Kitchens	1				
Extra Kitchens	0				
Frame	01	Wood			
Bsmt Floor	23	Concrete			
Bsmt Garage	0				
Foundation	07	Conc Block			
WS Flues	0				
Fireplaces	0				
Xtra Openings	0				
Finl BSMT SF					

CONDO DATA			
Parcel Id	C	B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	191,333
Year Built	1926
Effective Year Built	1988
Depreciation Code	G
Remodel Rating	
Year Remodeled	1992
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	126,300
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	% Gd	Grade
FGR1	Garage - 1 Sto	L	480	42.84	1926	P	20	C	1.00
OTH	Other Bldg	L	104	0.00	2000	A	50	C	1.00
SHD1	Shed	L	308	23.52		P	20	D	0.85

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	0	
BSM	Basement	0	1,120	224	0	
FEP	Finished Enclosed Porch	0	168	101	0	
UEP	Unfin. Enclosed Porch	0	65	26	0	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	0	
BSM	Basement	0	1,120	224	0	
FEP	Finished Enclosed Porch	0	168	101	0	
UEP	Unfin. Enclosed Porch	0	65	26	0	
Ttl Gross Liv / Lease Area		1,120	2,473	1,471		

