

City of Framingham Board of Assessors

REAL & PERSONAL PROPERTY DATA INFORMATION MANUAL

FY2021

Dear Framingham Property Owner:

This manual is intended to assist you with understanding your real or personal property assessed value. It provides a framework for appraisal and assessment methods used by the Framingham Assessing Department.

General concepts are discussed along with specific techniques used by the department to provide a higher comprehension of how we value property.

We encourage all property owners to review value assessment information annually.

We hope this document assists you in an understanding of value techniques and please contact us with any questions.

Thank you.

City of Framingham Assessing Department,

William G. Naser, Chief Assessor & The Board of Assessors

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Special thanks to Valerie Leonardo, and Jim St. Andre for their contributions to this manual.

Guidelines of Value

What guides the Assessing Department?

Below are the entities and areas that guide what we do and how we do things. Ultimately we are guided by MGL Chapter 59 and related laws.

- [Department of Revenue , Bureau of Local Assessment](#)
DLS sets interim and certification year standards for all municipalities.
- [USPAP, standard 6](#) - Uniform Standards to Professional Appraisal Practices, standard 6 relates to mass appraisal development and reporting.
- [Mass Appraisal process](#) (next slide)
- [Techniques \(Approaches\) to Value](#) (see subsequent slide)

MASS APPRAISAL

- *Mass appraisal* – the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing. Used by municipalities and counties. Assessors use mass appraisal procedures and techniques when determining the fair cash value of properties.

Mass appraisal is used by the Assessors in Framingham and all municipalities in Massachusetts.

Approaches to Value

(an approach is an acceptable, standardized technique used in appraisal valuation)

- **Market (sales) approach** - *(direct sales comparison)* Utilizes market sales, compares like properties with adjustments for differences , to conclude on a value
- **Cost approach** – Utilizes value components; land, building, other, to conclude on a value
- **Income approach** - Utilizes income statement information to arrive at a net income amount, then value amount is capitalized, to conclude on a value

Real Property

- Land, vacant
- Residential
- Commercial/Industrial
- Mixed Use

LAND



Land valuing is typically the first value process in the residential valuation process. All real property has a land component and a corresponding land value. Land values are derived from direct land sales, review and reconciliation of surrounding town land sales, or extracted from sales by removing improved values, resulting in a remaining value which relates to an extracted land value (allocation). A land neighborhood map is created for both residential and commercial/industrial land neighborhoods. This relates to city-wide land valuing.

LAND TYPES

Land section is noted on property record card.

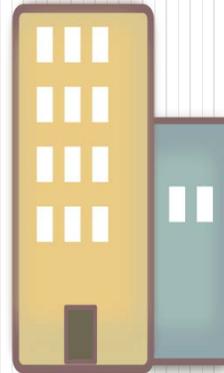
Three components of value are utilized in the land methodology; **prime lot**, which is based on a per square foot unit value, **excess or residual land**, calculated on a per square foot basis or a per acre basis, or residual square feet, calculated on a square foot basis.

- **Prime lot/ Primary (sf)**- typically refers to land that is improved or has an approved site plan. This land area has the highest land value on the parcel of land
 - **Excess/Residual (ac)**– typically refers to the land area beyond the prime site or it may be the only type on the parcel site. Has a lower value than prime site.
 - **Residual Square Feet (R sf)** – this type of land is listed in comm/ind. Land section, relates to comm/ind excess land value; has a lower value than prime site.
-

All residential improved parcels in Framingham are based on an acre of prime site land. A 'land curve' schedule is created by analysis to apply an equitable value to all parcels in a large value range, of lot sizes. In essence, the land value is reflective of the parcel utility, (somewhat equalized), due to the factor of supporting only one improvement (i.e. single family dwelling).

For example, in land neighborhood 10, one acre of prime site is valued at 212,580; and half an acre is valued at 196,500.

RESIDENTIAL PROPERTIES



Largest property type group in Framingham is the improved residential groups. Properties that are dwellings fall under this category; they are:

- Single family
- 2,3,4 family
- 4-8 family
- 8+ family
- condominiums

Residential Building Styles

Building style, story height, and building characteristics are important when collecting data on residential dwellings. Improvements are valued on a cost per square foot, reflective of the marketplace. The valuation method for residential improved properties is a blended method of cost valuation and market sale information. Values vary depending on the style of buildings, building components, building grade, building condition, etc. This section highlights the most commonly encountered building styles.

Brief definitions and pictorial images follow this narrative property listing below.

- SPLIT LEVEL
- SPLIT ENTRY
- COLONIAL
- GAMBREL COLONIAL
- CONVENTIONAL/OLD STYLE
- BUNGALOW/COTTAGE
- CAPE COD
- CONTEMPORARY
- RANCH
- MANSION
- CONDOMINIUM
- MULTI AND TWO-FAMILY
- THREE-FAMILY
- MULTI-USE

Residential Building Styles

SPLIT LEVEL

Dwelling has at least three levels, one of which is located partially between the other two levels. Characterized by a split in the roof line of the dwelling. Treated as one story over basement.



SPLIT ENTRY

Includes houses sometimes referred to as 'bi-level' or 'raised ranch'. Characterized by two levels of living area. Entry is on a platform and lower level usually partially below grade. Treated as one story over basement.



COLONIAL

Characterized by at least two stories with kitchen, dining and living room on first floor. Bedrooms located on second floor. Includes Garrison and Gambrel sub-styles.



Colonial



Garrison Colonial (cantilevered 2nd story)

GAMBREL COLONIAL

Gambrel roof is characterized by symmetrical roof with two slopes on each side.



Gambrel

CONVENTIONAL/OLD STYLE

Usually 1 ½ stories, having simple gable roof with entrance at gable end.
Sometimes referred to as 'Conventional'.



BUNGALOW/COTTAGE

Generally small, with one story height. Roof style may be hip or gable.



CAPE COD

At least 1 ½ stories often with a bedroom on first floor. Kitchen, dining and living rooms on first floor. Second floor may have dormers and additional bedrooms.

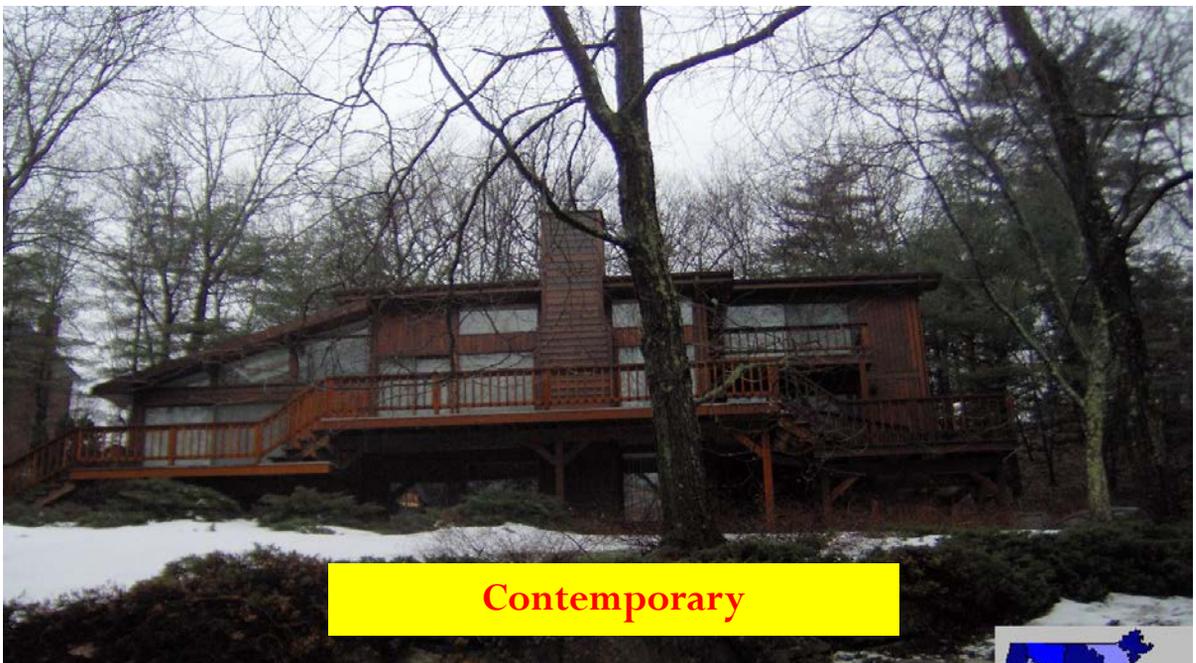


CONTEMPORARY

A modern look often incorporating angles and circles into the design.



Contemporary



Contemporary

RANCH

A one story dwelling which may be built on a slab or over basement below grade. Roof pitch is low.



MANSION

Typically the dwelling is 5,000 square foot or larger. Features may include: tennis courts, large foyer entrance with wide front door, marble floors, wide staircase with designer type railings, separate large walk in or walk thru closets and maybe separate quarters for staff. Excellent quality and grade.



CONDOMINIUM

Typically two types for residential.

Garden Style has single floor living area; Townhouse two or more floors.



Garden



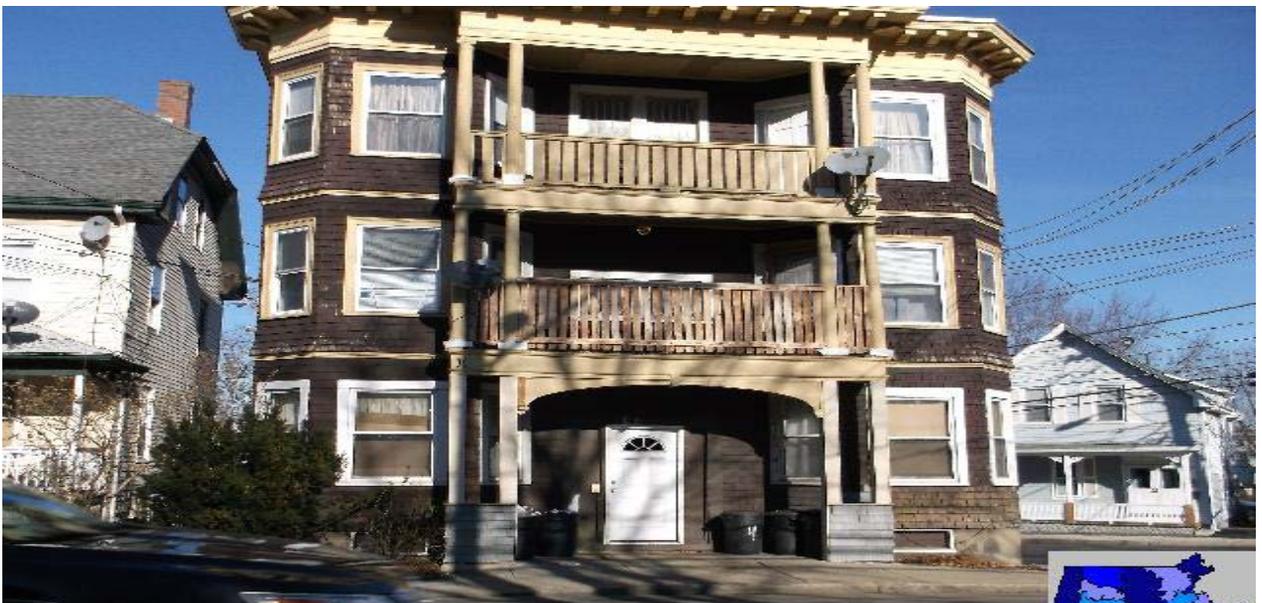
Townhouse

2015. 6. 29

TWO FAMILY DWELLINGS



THREE-FAMILY DWELLINGS



4-8 Family dwellings (apartments)



8+ Family dwellings (apartments)



6/18/2020

MIXED USE

Typically commercial retail at street level, dwellings above.



BUILDING GRADES

Building grades are determined at time of construction based on quality of construction. It can be difficult to determine building grading. Examination of both materials and workmanship is fundamental when determining the overall quality/grade of construction.

Quality can be observed, such as solid, level floors, plumb walls, smooth plastered wall/ceiling areas, mitered woodwork joints, properly fit doors and windows, are all indications of better quality workmanship.

Quality of materials used, grade of wood, floor coverings, fixtures, standard or custom are all used for grade purposes.

Design is also be another indication of quality/grade. Improvements of low quality, utilize stock plans and typically have simple floor plans. Higher quality improvements are often individually designed with considerable attention to detail and more changes to exterior walls, such as angle changes.

The assessing department uses the following Grade types with corresponding descriptions and building value indexes. Average is a base index of 1.0.

TYPE	DESCRIPTION	INDEX VALUE
LX	LUXURIOUS	3.00
X	CUSTOM	2.75
S	SUPERB	2.50
AA	SUPERB (-)	2.10
A+	EXCELLENT	1.83
A	VERY GOOD	1.68
A-	VERY GOOD (-)	1.54
B+	GOOD (+)	1.40
B+	GOOD	1.29
B-	GOOD (-)	1.19
C+	AVERAGE (+)	1.15
C+	AVERAGE	1.00
C-	AVERAGE (-)	0.92
D+	FAIR (+)	0.84
D+	FAIR	0.77
D-	POOR	0.71
E	VERY POOR	0.65

Building Condition Definitions

Excellent

The residence is in perfect or near perfect condition. Very attractive and highly desirable. Residence is either new or all items that can normally be replaced, repaired or refinished have recently been replaced. Examples are new roofing, siding, new paint, new interior finish, heating system replacement, etc.

Very Good

Slight or minor evidence of deterioration. Attractive and desirable. All items are well maintained, many having been replaced or updated. Repairs and refinishing are not needed.

Good

Minor deterioration is visible. Desirable and useful. No obvious maintenance required, but neither is everything new. Short lived items such as interior floor coverings, exterior siding and roofing show few signs of wear and have several years of life remaining. Only minor repairs or refinishing would be needed to put the property in very good condition.

Average

Normal wear and tear is apparent. Average attractiveness and desirability. Some evidence of deferred maintenance in that a few minor repairs and refinishing are needed. The residence may require interior and/or exterior painting, driveway repairs, etc. Short lived items such as exterior siding or roofing show signs of wear but still have a few years of useful life remaining. Minor repairs and refinishing could be undertaken at this time.

Fair

Marked deterioration. Rather unattractive, but still useful. Deferred maintenance is evident in that minor repairs and refinishing are needed. The property will require repairs, refinishing and replacement of certain items. Short lived items such as interior floor coverings, exterior siding and roofing show definite signs of wear and should be repaired or replaced in near future.

Poor

Definite deterioration is obvious. Undesirable and barely usable. The residence is badly worn and much repair is needed. Many or most items need repair, refinishing and replacement at this time.

Dilapidated

Building is unsound and unfit for use. The residence is completely worn out and repairs are needed in all areas. The property may be boarded up.

* There may be building conditions that fall between these categories, such as Fair-Average or Good-Very Good, for example.

BUILDING CONDITION CODES

The following condition ratings are used for building conditions. Condition relates to building depreciation percent. The better the condition, the lower the building depreciation. A typical single family dwelling depreciates at about 1% per year with a building life of 50 years.

<u>CODE</u>	<u>CONDITION</u>
EX	EXCELLENT
VG	VERY GOOD
GV	GOOD-VERY GOOD
GD	GOOD
AG	AVERAGE GOOD
AV	AVERAGE
FA	FAIR AVERAGE
FR	FAIR
PR	POOR
VP	VERY POOR
DL	DELAPITATED

Property record (card) information

The property record card contains property information, such as values, property history, building characteristics and components, land area and type, and other informational and value items.

RECORD CARD:

- **Side 1** has self-explanatory sections such as ownership, value history, visit activity, land valuation section, etc.
- **Side 2** has information pertaining to the improvement, special features, and detached yard items. Building description, dimensional sketch drawing with designated building areas, and building value calculations.
 - SUB AREA** displays building area description, area value rate, and undepreciated value for the area section.
 - SUB AREA DETAIL** shows areas such as finished basement or finished attic as a percent of finished area.
 - CALC SUMMARY** shows the process of cost valuing the improvement. Starts with a base value amount and works through to arrive at a depreciated value amount. This accounts for building depreciation and building grade and arrives at a final depreciated building value total.

Also on **Side 2:**

Special Features and Yard Items (SFYI) are listed. These are either special features such as lifts or elevators, or detached structures on the real property parcel.

Working from left to right in that section; description, quantity, size, quality, condition, year new, depreciation percent, and final SFYI value.

PLEASE SEE A DISPLAYED RESIDENTIAL PROPERTY RECORD CARD ON THE NEXT PAGE.

Property record card, RESIDENTIAL, page 1

029 37 2803 000 1 of 1 RESIDENTIAL
 Sheet Block Lot Extension CARD Framingham
 APPRAISED: 394,600 / Total Card / Total Parcel
 USE VALUE: 394,600 / 394,600
 ASSESSED: 394,600 / 394,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		FRAMINGHAM

OWNERSHIP

Owner 1	Owner 2	Owner 3
GLATT, MARCIA -		
Street 1	Street 2	Town/City
		FRAMINGHAM
ST/Prov: MA	Crtry	Own Occ:
Postal: 01701	Type:	

PREVIOUS OWNER

Owner 1	Owner 2	Street 1	Street 2	Town/City	ST/Prov:	Crtry	Own Occ:	Postal:	Type:
GLATT, MARCIA -									

NARRATIVE DESCRIPTION

This parcel contains .509 ACRES of land mainly classified as SINGL-FAM-RES with a RANCH Building built about 1969, having primarily VINYL Exterior and 1582 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/Nb	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water		PS		PUBLIC-SYS
o		Sewer		SW		SEWER
n		Electri				
Census:		Exmpt				
Flood Haz:						
D	FRAM	FRAM	100	Topo	L	LEVEL
s				Street	P	PAVED
t				Gas:	L	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	SINGL-FAM-R		22180		SQ FEET	PRIMARY	1.0	0	4.	1.82	30						161,412						161,400	R3

Total AC/HA: 0.50918 Total SF/SM: 22180 Parcel LUC: 101 SINGL-FAM-RES Prime NB Desc: 30 Total: 161,412 Spl Credit: Total: 161,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.509	229,000	4,200	161,400	394,600
Total Card	0.509	229,000	4,200	161,400	394,600
Total Parcel	0.509	229,000	4,200	161,400	394,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	249.43	/Parcel:	249.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2017	101	FV	216,300	4200	.509	161,400	381,900	381,900	Year End	9/27/2016
2016	101	AB1	198,700	4200	.509	161,400	364,300	364,300		12/27/2016
2016	101	FV	194,100	13900	.509	161,400	369,400	369,400		11/24/2015
2015	101	FV	199,500	0	.509	161,700	361,200	361,200	CONVERSION	1/1/2015
2015	101	AB1	0	0	.509	15,300	361,200	345,900	CONVERSION	1/1/2015
2014	101	AB1	0	0	.509	8,400	384,700	376,300	CONVERSION	3/5/2014
2014	101	FV	222,000	0	.509	162,700	384,700	384,700	CONVERSION	3/5/2014
2013	101	FV	224,900	0	.509	162,700	387,600	387,600	CONVERSION	1/1/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLATT, MARCIA	54859-6	P	6/21/2010	YES-VALID	395,500	No	No	D	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2015	152976		17,000	C				
10/22/2010	101353		52,500	C			12X21 ADDITION	
5/15/2002	200578		2,500	C			12X16 DECK	

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2016	EXTR NONE	JSA	JSA
2/2/2016	COMP OWNER-S	MAL	MAL
2/26/2015	ABATEMENT	NONE	NONE
2/25/2015	COMP OWNER-S	VAL	VAL
2/25/2015	COMP OWNER-S	VAL	VAL

Sign: VERIFICATION OF VISIT HOT DATA

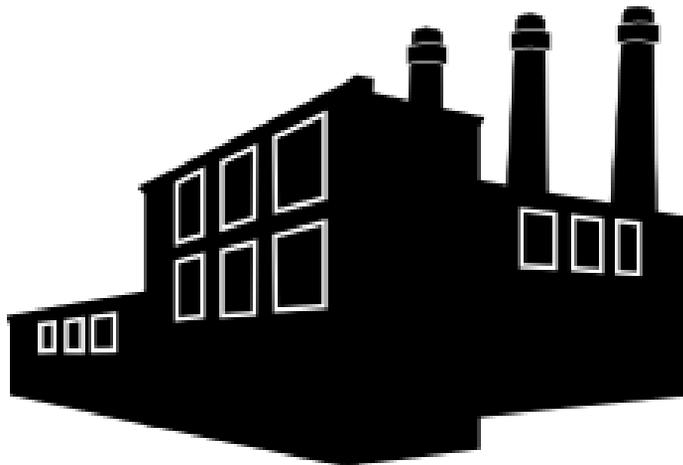


USER DEFINED

Prior Id #1:	100677.0
Prior Id #2:	
Prior Id #3:	
Prior Id #1:	0001-0169
Prior Id #2:	
Prior Id #3:	
Prior Id #1:	0
Prior Id #2:	
Prior Id #3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Framingham wnaser 2018

COMMERCIAL AND INDUSTRIAL PROPERTIES



COMMERCIAL and INDUSTRIAL PROPERTIES

INCOME APPROACH TO VALUE, Mass Appraisal

The City of Framingham Assessors utilize the Income Approach for developing assessed values of commercial and industrial properties as this is the most well recognized approach in the Commercial Real Estate sector. Additionally, a Cost approach to value is rendered as a secondary means to value reasonability.

As with the other approaches, the Income Approach starts with having good property data/information, which starts with the data collection process, where building/property size and type, play as big of a role in the Income Approach as with the Sales and Cost Approaches.

What is the Income approach to Value?

- *This is an approach (method) used to determine a value of real property by using the amount of NET INCOME the property will produce over its remaining economic life.*

INCOME AND EXPENSES OF COMMERCIAL & INDUSTRIAL PROPERTIES

Income and expense information is requested annually from commercial and industrial property owners.

The Assessing Department uses a **variety** of sources to determine income, expenses, vacancy, etc., including a review of owner submitted information.

Additionally, these other sources are analyzed prior to finalizing income and expense data:

- **Local RE broker information**
- **Property listings**
- **Sales**
- **Subscription services**
- **Regional information**

INCOME APPROACH TO VALUE

COMPONENTS OF INCOME STATEMENT:

- Building area
- Value/price per square foot
- Income
- Expenses
- Reserves for replacement
- Net operating income
- Capitalization rate
- Final Value

INCOME APPROACH - Summary

The Income Approach to value is one of three methods used to value real property.

The Assessing Department uses the Income Approach within the mass appraisal technique to value a '*universe of properties*' (groups of properties).

The *direct capitalization* method used, converts a single year's income into an indicated value. (SEE NEXT SLIDE FOR AN INCOME APPROACH RENDERING)

The software system allows the department to group similar property types, or property lease types, to uniformly value these groupings. The result of each property is a final value which then is displayed with either two or three value components, and a total:

- *Land*
- *Special Features/Yard Item*
- *Building*

As a second check for reasonability, a Cost Approach to value is performed. A reasonable correlation between the methods is desired.

INCOME APPROACH TO VALUE

INCOME APPROACH (ANNUAL)							
GROSS LEASE	PERCENT	SF	RENT	economic rent	annual	notes	
office		30,272	\$ 27.00	\$ 817,344			
Potential Gross Income					\$ 817,344		
Vacancy (PGI)	20%				\$163,469		
					\$ 653,875		
Other Income					\$0		
Effective Gross Income					\$653,875		
Expenses (EGI)	30%				\$196,163		
Reserves (EGI)	3%				\$19,616		
Net Income					\$438,096		
Cap Rate (market driven rate)	7%				0.0700		
Tax Factor	3.5%				0.0354		
Additional building value							
Indicated Value					4,156,500		

COMM/INDUSTRIAL LEASE TYPES

- GROSS LEASE
- TRIPLE NET LEASE (NNN)
- NET LEASE
- INDUSTRIAL
- HOTEL/MOTEL
- NURSING HOME
- APARTMENT
- APARTMENT 4-8

Leases types most commonly noted in the commercial real estate sector are the Net Lease and Triple Net Lease, although Gross Leases, Industrial Leases and other forms of Modified Net or Gross Leases are not uncommon.

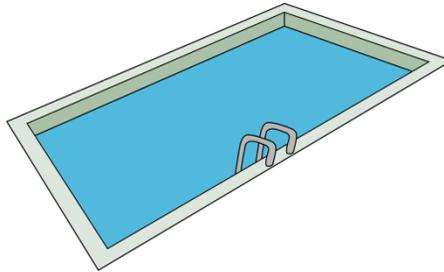
INDUSTRIAL BUILDINGS



COMMERCIAL BUILDINGS



SPECIAL FEATURES/YARD ITEMS



-
- **Special Features** are items typically found in commercial buildings.
Examples: elevators, dock levelers, etc.
 - **Yard items** are typically detached structures found on commercial, industrial, and residential properties.
Examples are sheds, garages, swimming pools, parking lot lighting, asphalt paving, tennis courts, etc.

Partial list of Special Features and Yard Items

Patriot Properties, Inc.

	CODE	DESCRIPTION	UNITS*	COMMENTS
73	TANK - AIR	Propane, oxygen, LNG, etc.	Diam x ht	Compressed gaseous material
74	TANK-ELV	Elevated tank	# of gallons	Elevated 20-100' Truck lift = VG to EX
75	LIFT	Automotive lift	# of lift	qual Consider pad, water & sewer, svc for quality judgment
76	M/H SITE	Mobile home site	# of sites	
77	LITE-SIN	Yard light, snl light on post	# light-pl	Must have own post
78	LITE-DBL	Yard light, two lights	# light poles	
79	LITE-TPL	Yard light, three lights	# light poles	
80	TOTALIZER	Totalizer for fuel pumps	# totalizers	Usually one per station
81	COOLER	Built in cooler	d/sf	
82	FREEZER	Built in freezer	d/sf	
83	SIGN	Sign	Ht + sf	Sf of sign, add ht if on own pole
84	SIGN-ILU	Illuminated sign	Ht +sf	Illuminated or neon
85	PAVING		d/sf	
86	CONC PAV	Concrete pavement	d/sf	
87	FENCE —4	4' fence or wall	If	Consider material for quality
88	FENCE —6	6' fence or wall	If	
89	FENCE — 8	8' fence or wall	If	

YARD ITEM - SHEDS



YARD ITEM – DETACHED GARAGE



YARD ITEM - GAZEBO



YARD ITEM - POOLS



ABOVE GROUND

INGROUND

YARD ITEMS – commercial – antennas, paving



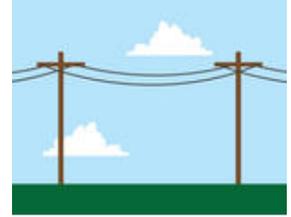
SPECIAL FEATURES – dock levelers, elevators



PERSONAL PROPERTY



shutterstock - 217896103



shutterstock - 124794529

What is personal property?

(sometimes called business personal property)

Personal property is business items that are tangible and movable; property not classified as real property. Think of personal property as physical items that would be taken with the business, if the business moved. In

Massachusetts, personal property is valued and tax assessed, however, there are exceptions based on how the business is structured, along expressly exempt items.

Personal property pertains to businesses in Framingham, however, water communities may value rental items in rental or leased properties.

Locally valued PERSONAL PROPERTY

Under MGL 59 s.29, all entities having taxable personal property as of January 1st, are required to file an asset listing with local Assessors. Assets are reviewed, analyzed, and placed in our personal property mass appraisal system for tax valuation. Items to be reported include, but are not limited to:

- *Machinery*
- *Tools*
- *Equipment*
- *Furniture & fixtures*
- *Unregistered vehicles, equipment*
- *Other taxable items*

Locally valued PERSONAL PROPERTY

- *Collection of information*

Individuals and business entities are required to submit an asset list annually .

Additionally, Framingham inspects businesses for additional items and verification of listed items.

These inspections occur cyclically, and as new businesses open in Framingham.

Locally valued PERSONAL PROPERTY

Valuation of assets

Assets are reported by taxpayers or gathered from field assessment visits.

The following information creates a asset line in the assessing system:

- *Asset type*
- *Asset description*
- *Quantity*
- *Asset, year new*
- *Source of asset reporting*
- *Quality*
- *Condition*
- *Original cost*
- *Quality factor (if applicable)*

With this information, we determine the **REPLACEMENT COST NEW OF THE ASSET, minus ASSET DEPRECIATION**; results in an appraised asset value or the assessed value of the asset.

Next page displays an account rendering.

PERSONAL PROPERTY, record (card)

FRAMINGHAM

Personal Property

03/22/2017

Account#: 009999 WORCESTER RD

Identification #: 009999

Federal ID#: 99-99999

Tax Rate: 36.52

Business Type:	Inspection Date:	Inspected By:	Inspection Result:	Tax Code:	Territory:	Parcel ID#:	Tax Year: 2018
SRV-FC				501		Year Added: 2015	Posted to Real Estate: No

Business Name: FITNESS BUSINESS Location: WORCESTER RD Unit#: DBA: City: FRAMINGHAM Zip: 01701 Phone#: 508-111-1111 Contact Phone: Contact Name: JOE ATLAS	Owner Name: JOSEPH ATLAS Second Owner: Mailing Address: WORCESTER RD 2nd Address: Unit#: City: FRAMINGHAM State: MA Zip: 01701 Country:	Notes: ESTIMATED VALUE FOR FY2017	District
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Valuation Information

Assessed Value: \$ 32,429

GroupCode	Lines	Orig Cost	Existing Val	Growth Val	Total Appr
EQUIPMENT	1	\$272	\$136	\$0	\$136
INVENTORY	1	\$1,244	\$871	\$0	\$871
MACHINERY	6	\$56,718	\$31,422	\$0	\$31,422
Totals:		\$58,234	\$32,429	\$0	\$32,429

Prior Appraisal Values				Appr
Year	Code	List Rt'd	OrigCost	Value
2017	501	07/25/2016	\$58,234	\$37,914

Account Status: Closed

Incl. In Value: N

Exempt: N

Edit Code: 0

Edit Code Desc: Default

List Returned: No

List Returned Date:

Date Last Activity: 2/8/2017

Activity By: wilmar

SQ Footage: 0

Asset Detail

#	Grp.	Asset Type	Asset Description	Comment/ SubDescription	Incl Val	Qty	New Year	Yr Inst	Src	Qual	Cnd	Dep Schd	Age	Ass. Acct	Orig Cost	Factor	Qual Factor	RCN	Dep%	Other Dep%	Current Appr	S t.
2	M	MSC-ME-A	Misc Machinery	FITNESS EQUIPMENT	Y	1	2011	2011	FOL	AVG	AVG	03	5		\$45,000	0.00	1.00	\$0	50		\$22,500	E
3	M	TEL-OF-A	Telephone System/Sm Ofc	TELEPHONE SYSTEM	Y	1	2011	2011	FOL	AVG	AVG	03	5		\$348	0.00	1.00	\$0	50		\$174	E
4	M	MSC-ME-A	Misc Machinery	FITNESS EQUIPMENT	Y	1	2013	2013	FOL	AVG	AVG	03	3		\$709	0.00	1.00	\$0	30		\$496	E
5	I	MSC-IN-A	Misc Inventory	TRX	Y	1	2013	2013	FOL	AVG	AVG	01	3		\$1,244	0.00	1.00	\$0	30		\$871	E
6	M	MSC-ME-A	Misc Machinery	FITNESS EQUIPMENT	Y	1	2014	2014	FOL	AVG	AVG	03	2		\$3,019	0.00	1.00	\$0	20		\$2,415	E
7	M	MSC-ME-A	Misc Machinery	FITNESS EQUIPMENT	Y	1	2015	2015	FOL	AVG	AVG	03	1		\$6,155	0.00	1.00	\$0	10		\$5,540	E
8	M	7000	COMPUTER	COMPUTER	Y	1	2011	2011	FOL	AVG	AVG	05	5		\$1,487	0.00	1.00	\$0	80		\$297	E
9	E	COM-PR-P	Computer Printer/portable	PRINTER	Y	1	2011	2011	FOL	AVG	AVG	01	5		\$272	0.00	1.00	\$0	50		\$136	E

Total: \$32,429

Centrally valued PERSONAL PROPERTY

(Valued by the Commissioner of Revenue, DOR)

Due to the volume and complexity of valuing poles, wires, conduits, and pipelines in municipalities, the state Department of Revenue assesses all of these items, and makes the total value available to each community for review and tax assessment.

- **State code 505** – Machinery, poles and Underground Conduits, Wires and Pipes of all Telephone and Telegraph Companies
- **State code 506** – Pipelines of 25 miles or more in length, used for transmitting Natural Gas or Petroleum

These accounts add up to about 25% of Framingham's personal property total value on an annual basis.

SUMMARY

Assessing Department

REAL & PERSONAL PROPERTY

The Assessing Department is charged with valuing real and personal property using acceptable methods and techniques under appraisal and state guidance, and Massachusetts General Laws.

This data manual explains real and personal property valuation for property types with an emphasis on value components and understanding the record card information.

This manual is tailored towards what generally occurs in the City of Framingham. It is not intended to be a comprehensive manual on appraisal or mass appraisal theory or definitive techniques.

This data manual is meant to help taxpayers and readers better understand the processes and guidelines used in valuing real and personal property. We hope it is helpful. Please contact us with questions.

The Assessing Department reserves the right to change or alter information presented in this manual. Best efforts will be made to update this manual as required or needed.