33	090		1 of 1	*Medfield*
Map	Parcel	Unit	CARD	

	Total Card	/	Total Parcel
APPRAISED:	9,300	/	9,300
USE VALUE:	9,300	/	9,300
ASSESSED:	9,300	/	9,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ELM ST, Medfield

OWNERSHIP

Unit #:

Owner 1:	DOVER MILL LLC	IND
Owner 2:		
Owner 3:		
Street 1:	2 MILL ST	
Street 2:		
Twn/City:	DOVER	
St/Prov:	MA	Cntry:
Postal:	02030-2240	Type:

Own Occ:

PREVIOUS OWNER

Owner 1:	SULLIVAN - TIMOTHY P
Owner 2:	SULLIVAN - WENDY M
Street 1:	49 ELM ST
Twn/City:	MEDFIELD
St/Prov:	MA
Postal:	02052

Cntry:

NARRATIVE DESCRIPTION

This Parcel contains 16,143 SQ FT of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RE	RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	16142.900			9,300	9,300
Total Card	0.371			9,300	9,300
Total Parcel	0.371			9,300	9,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

NO PLAN /// LOT A-1 PL 1 1946 /// PL 14 OF 2023

Entered Lot Size	
Total Land:	16143
Land Unit Type:	SF

User Acct	
GIS Ref	
GIS Ref	
Insp Date	10/07/20

!1345!

PREVIOUS ASSESSMENT

Parcel ID: 33-090

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	132	PV		0	16,142.9	7,400	7,400	7,400	PRELIM VALUE	2/4/2025
2025	132	FV		0	16,142.9	7,400	7,400	7,400	Year End Roll	12/20/2024
2025	132	PV		0	16,142.9	7,400	7,400	7,400	Prelim File	1/29/2024
2024	132	FV		0	19,166.4	8,800	8,800	8,800	Year End Roll	12/21/2023
2023	132	FV		0	19,166.4	8,800	8,800	8,800	FINAL	12/12/2022
2022	132	FV		0	19,166.4	8,800	8,800	8,800	Year end	12/29/2021
2021	132	FV		0	19,166.4	8,800	8,800	8,800	Final Values	12/7/2020
2020	132	FV		0	19,166.4	8,800	8,800	8,800	Final Values	12/10/2019

PRINT

Date	Time
09/19/25	11:26:36

LAST REV

Date	Time
02/04/25	13:27:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN,TIMOTH	38236-372	Q	8/20/2020	MULTIPLE PAR	1,245,000	No	No		SOLD WITH 33-089 & 33-091
	9747-716		2/18/1993		460,000	No	No		

USER DEFINED

Prior Id # 1:	0
Prior Id # 2:	0 0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	VACANT LOT	YR	YVONNE
3/14/2016	VACANT LOT	YR	YVONNE
1/1/2003	CONVERSION	000	Default

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.37059		ACRES	EXCESS	1.0	0	25,000.	1.00	06		022A							9,265						9,300	

Total AC/HA:	0.37059	Total SF/SM:	16143	Parcel LUC:	132	UNDEV	Prime NB Desc:	RES 06	Total:	9,265	Spl Credit		Total:	9,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	0	Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:	0	Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	0.00		
Special Features:	0	Val/Su Net:			
Final Total:	0	Val/Su SzAd			

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

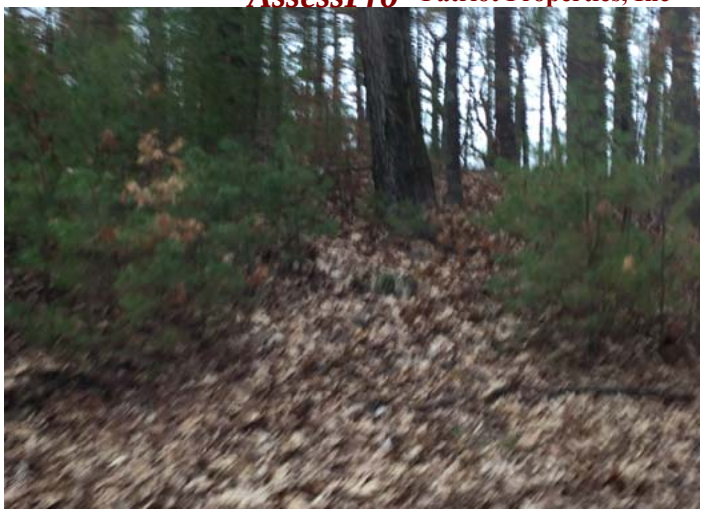
Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 33-090

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

33	091		1 of 1	RESIDENTIAL
Map	Parcel	Unit	CARD	*Medfield*

	Total Card	/	Total Parcel
APPRAISED:	1,180,500	/	1,180,500
USE VALUE:	1,180,500	/	1,180,500
ASSESSED:	1,180,500	/	1,180,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		ELM ST, Medfield

OWNERSHIP

Unit #:

Owner 1:	ANCHOR WORKS LLC	IND
Owner 2:		
Owner 3:		
Street 1:	2 MILL ST	
Street 2:		
Twn/City:	DOVER	
St/Prov:	MA	Cntry:
Postal:	02030-3932	Type:

Own Occ:

PREVIOUS OWNER

Owner 1:	DOVER MILL LLC -
Owner 2:	-
Street 1:	2 MILL ST
Twn/City:	DOVER
St/Prov:	MA
Postal:	02030-3932

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 53,105 SQ FT of land mainly classified as ONE FAMILY H with a ANTIQUE Building built about 1710, having primarily CLAPBOARD Exterior and 4149 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RE	RE	100	water	WTR	WATER
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	53104.590	667,800		512,700	1,180,500
Total Card	1.219	667,800		512,700	1,180,500
Total Parcel	1.219	667,800		512,700	1,180,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.53 | /Parcel: 284.5

Legal Description

LOT E PL 1 OF 1946 /// LOT 1 & 2 PL 6 OF 2020 /// LOT 1B PL 16 OF 2001 /// PROPOSED LOT 1B PL 1 OF 2023

Entered Lot Size	
Total Land:	53105
Land Unit Type:	SF

User Acct	
GIS Ref	
GIS Ref	
Insp Date	10/02/23

!1346!

PREVIOUS ASSESSMENT

Parcel ID: 33-091

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	101	PV	649,800	0	53,104.59	491,200	1,141,000	1,141,000	PRELIM VALUE	2/4/2025
2025	101	FV	649,800	91100	86,604.844	506,600	1,247,500	1,247,500	Year End Roll	12/20/2024
2025	101	PV	614,700	91100	86,604.844	461,400	1,167,200	1,167,200	Prelim File	1/29/2024
2024	101	FV	614,700	19100	55,640.654	447,200	1,081,000	1,081,000	Year End Roll	12/21/2023
2023	101	FV	573,400	19500	55,640.654	427,200	1,020,100	1,020,100	FINAL	12/12/2022
2022	101	FV	417,000	76200	166,729.979	458,200	951,400	951,400	Year end	12/29/2021
2021	101	FV	389,600	76500	203,709.813	465,200	931,300	931,300	Final Values	12/7/2020
2020	101	FV	365,100	67000	203,710.406	467,800	899,900	899,900	Final Values	12/10/2019

PRINT

Date	Time
09/19/25	11:06:21

LAST REV

Date	Time
03/25/25	15:08:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOVER MILL LLC,	41969-484	Q	8/29/2024	INTRA-CORP	1	No	No		
SULLIVAN,TIMOTH	38236-372	Q	8/20/2020	MULTIPLE PAR	1,245,000	No	No	LTR	SOLD WITH 33-089 & 33-090 THEN SPLIT OFF 33-1
	9747-716		2/18/1993		460,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2023	BP-23-337	MANUAL	22,000	C				
1/30/2008	4574	WINDOWS		C	7/30/2008			2 NEW WINDOWS
5/1/2000	9642	RENOVATE	115,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2023	PERMIT VISIT	MG	MARTY
10/7/2020	MEASURED	YR	YVONNE
9/28/2020	MAILER SENT	KM	Kathy
10/25/2018	MEAS+OBSERVE	DC	DIANE
10/3/2018	MAILER SENT	DC	DIANE
9/7/2013	OBSERVED	BH	BOB HEALD
10/10/2006	INFO AT DOOR	JR	JOHN ROB
9/28/2006	LEFT CARD	JR	JOHN ROB

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	0
Prior Id # 2:	0 0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAMILY		40000		SQ FT	SITE	1.0	0	12.63	1.00	06		022A							505,200						505,200	
101	ONE FAMILY		0.30084		ACRES	EXCESS	1.0	0	25,000.	1.00	06									7,521						7,500	

Total AC/HA:	1.21911	Total SF/SM:	53105	Parcel LUC:	101	ONE FAMILY H	Prime NB Desc:	RES 06	Total:	512,721	Spl Credit		Total:	512,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - ANTIQUE		
Sty Ht:	8 - 2+Attic Sty.		
(Liv) Units:	1	Total:	1
Foundation:	4 - LSE MSRY STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	G - Good		
Year Blt:	1710	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO	50	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	VERY GOOD
A Bath:	2	Rating:	GOOD
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	9	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31.9	%

CALC SUMMARY

Basic $ / SQ:	185.00
Size Adj.:	0.78676796
Const Adj.:	0.97417343
Adj $ / SQ:	141.793
Other Features:	183076
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	980665
Depreciation:	312832
Depreciated Total:	667833

COMMENTS

LOT SPLIT INTO TWO LOTS 33-091 & 33-108 FOR FY 2022. LOT SPLIT INTO TWO LOTS (AGAIN) 33-091 & 33-109 FY 2023.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2								5	3			
Lvl 1	1	1	1	1	1	1				1		1
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

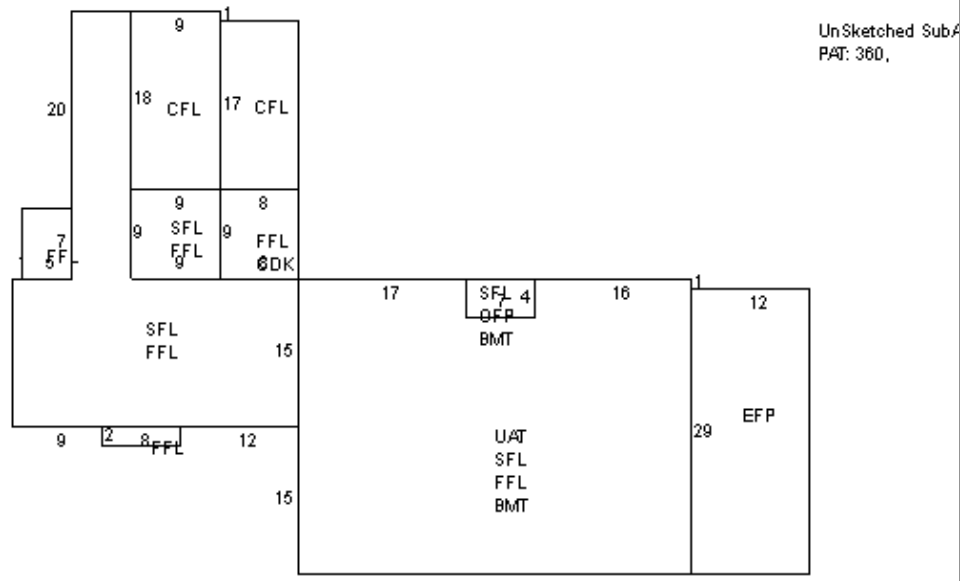
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M

Totals		
1	11	5

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,973	141.790	279,758
SFL	2ND FLOOR	1,878	141.790	266,287
BMT	BASEMENT	1,200	21.270	25,523
UAT	UNF ATTIC	586	42.540	24,927
PAT	PATIO	360	8.540	3,075
EFP	ENCL PORCH	348	42.670	14,850
CFL	CATHEDRAL	298	170.150	50,705
CDK	COMPOSITE DK	72	47.660	3,431
	Net Sketched Area:	6,743	Total:	669,676
Size Ad	4149	Gross Are	7329	FinArea 4149

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.06
Special Features:	0	Val/Su Net:	99.04
Final Total:	667800	Val/Su SzAd	160.95

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 33-091

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

33	109		1 of 1	RESIDENTIAL
Map	Parcel	Unit	CARD	*Medfield*

	Total Card	/	Total Parcel
APPRAISED:	110,300	/	110,300
USE VALUE:	110,300	/	110,300
ASSESSED:	110,300	/	110,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ELM ST, Medfield

OWNERSHIP

Unit #:

Owner 1:	ANCHOR WORKS LLC	IND
Owner 2:		
Owner 3:		
Street 1:	2 MILL ST	
Street 2:		
Twn/City:	DOVER	
St/Prov:	MA	Cntry:
Postal:	02030-3932	Type:
Own Occ:		

PREVIOUS OWNER

Owner 1:	DOVER MILL LLC -
Owner 2:	-
Street 1:	2 MILL ST
Twn/City:	DOVER
St/Prov:	MA
Cntry:	
Postal:	02030-3932

NARRATIVE DESCRIPTION

This parcel contains 33,500 SQ FT of land mainly classified as OUT BLD with a BARN IMPROVE Building built about 1900, having primarily CLAPBOARD Exterior and 3417 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RE	RE	100	water	WTR	WATER
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	33499.818	80,700	10,400	19,200	110,300
Total Card	0.769	80,700	10,400	19,200	110,300
Total Parcel	0.769	80,700	10,400	19,200	110,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 32.28 | /Parcel: 32.28

Legal Description

LOT E PL 1 OF 1946 /// LOT 1 & 2 PL 6 OF 2020/// LOT 1A PL 16 OF 2001 /// PL 1 OF 2023 /// PROPOSED LOT 1D PL 4 OF 2023 /// PROPOSED LOT 1B PL 1 OF 2023

Entered Lot Size	
Total Land:	33500
Land Unit Type:	SF

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/20/22

PREVIOUS ASSESSMENT

Parcel ID: 33-109

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	106	PV	80,700	10400	33,499.818	15,400	106,500	106,500	PRELIM VALUE	2/4/2025
2024	106	FV	80,700	10400	111,088.89	51,000	142,100	142,100	Year End Roll	12/21/2023
2023	106	FV	80,700	9100	111,088.89	51,000	140,800	140,800	FINAL	12/12/2022

!4890!

PRINT

Date	Time
09/19/25	11:08:03

LAST REV

Date	Time
06/20/25	09:24:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOVER MILL LLC,	41969-486	Q	8/29/2024	INTRA-CORP	1	No	No		
SULLIVAN,TIMOTH	38236-372	Q	8/20/2020	MULTIPLE PAR	1,245,000	No	No	LTR	SOLD WITH 33-089 & 33-090 THEN SPLIT OFF 33-1

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2022	INF FM OTHER	YR	YVONNE

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	0
Prior Id # 2:	0 0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	OUT BLD		0.76905		ACRES	EXCESS	1.0	0	25,000.	1.00	06		022A							19,226						19,200	

Total AC/HA:	0.76905	Total SF/SM:	33500	Parcel LUC:	106	OUT BLD	Prime NB Desc:	RES 06	Total:	19,226	Spl Credit		Total:	19,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	118 - BARN IMPROVE		
Sty Ht:	7 - 2 Sty.		
(Liv) Units:	0	Total:	0
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	G - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	1 - NONE		
Int vs Ext:			
Heat Fuel:	5 - NONE		
Heat Type:	10 - NOT DUCTED		
# Heat Sys:			
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		23	%

CALC SUMMARY

Basic $ / SQ:	40.00
Size Adj.:	0.80535561
Const Adj.:	0.82120210
Adj $ / SQ:	26.454
Other Features:	-7126
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	104839
Depreciation:	24113
Depreciated Total:	80726

COMMENTS

LOT SPLIT INTO TWO LOTS 33-091 & 33-108
FOR FY 2022. NOT A LEGAL BUILDING LOT.

RESIDENTIAL GRID

1st Res Grid | Desc: | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: | BRs: | Baths: | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

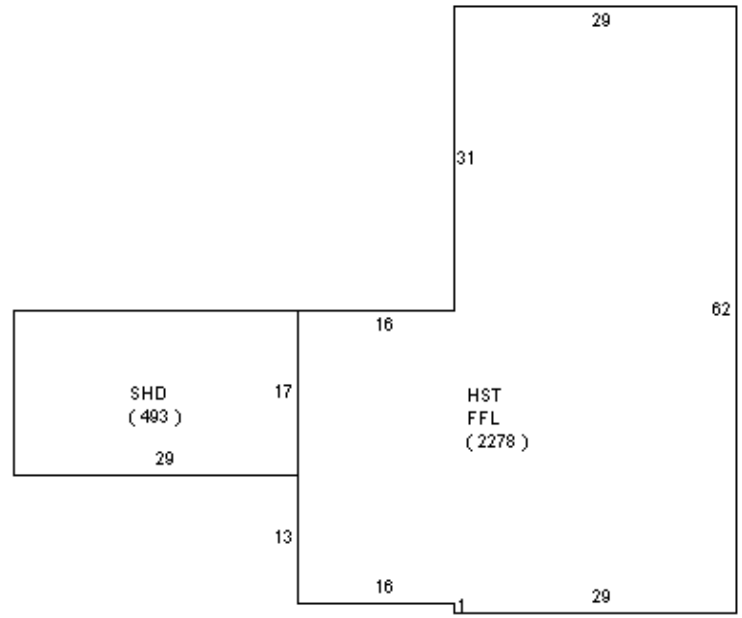
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	30.42
Special Features:	0	Val/Su Net:	20.64
Final Total:	80700	Val/Su SzAd	23.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,278	26.450	60,263
HST	HALF STORY	1,139	26.450	30,132
SHD	SHED	493	16.010	7,895

Net Sketched Area: 3,910 | Total: 98,290

Size Ad 3417 | Gross Are 5049 | FinArea 3417

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 33-109

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X10	A	AV	1900	21.25	T	37.5	106			1,100			1,100
3	GARAGE	D	Y	1	19X21	A	AV	1900	37.21	T	37.5	106			9,300			9,300

More: N | Total Yard Items: 10,400 | Total Special Featues: | Total: 10,400

IMAGE

AssessPro Patriot Properties, Inc



33	089		1 of 1	*Medfield*
Map	Parcel	Unit	CARD	

	Total Card	/	Total Parcel
APPRAISED:	36,300	/	36,300
USE VALUE:	36,300	/	36,300
ASSESSED:	36,300	/	36,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ELM ST, Medfield

OWNERSHIP

Unit #:

Owner 1:	ANCHOR WORKS, LLC	IND
Owner 2:		
Owner 3:		
Street 1:	2 MILL ST	
Street 2:		
Twn/City:	DOVER	
St/Prov:	MA	Cntry:
Postal:	02030-3932	Type:

Own Occ:

PREVIOUS OWNER

Owner 1:	DOVER MILL LLC -
Owner 2:	-
Street 1:	2 MILL ST
Twn/City:	DOVER
St/Prov:	MA
Postal:	02030-3932

Cntry:

NARRATIVE DESCRIPTION

This Parcel contains 632,380 SQ FT of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RE	RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	632379.686			36,300	36,300
Total Card	14.517			36,300	36,300
Total Parcel	14.517			36,300	36,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

NO PLAN /// LOT A-1 PL 1 OF 1946 /// 10 OF 2024

Entered Lot Size

Total Land: 632380

Land Unit Type: AC

User Acct

GIS Ref

GIS Ref

Insp Date

10/07/20

!1344!

PREVIOUS ASSESSMENT

Parcel ID: 33-089

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	132	PV		0	632,379.686	29,000	29,000	29,000	PRELIM VALUE	2/4/2025
2025	132	FV		0	609,840.	28,000	28,000	28,000	Year End Roll	12/20/2024
2025	132	PV		0	609,840.	28,000	28,000	28,000	Prelim File	1/29/2024
2024	132	FV		0	609,840.	28,000	28,000	28,000	Year End Roll	12/21/2023
2023	132	FV		0	609,840.	28,000	28,000	28,000	FINAL	12/12/2022
2022	132	FV		0	609,840.	28,000	28,000	28,000	Year end	12/29/2021
2021	132	FV		0	609,840.	28,000	28,000	28,000	Final Values	12/7/2020
2020	132	FV		0	609,840.	28,000	28,000	28,000	Final Values	12/10/2019

PRINT

Date	Time
09/19/25	11:09:04

LAST REV

Date	Time
01/31/25	09:50:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOVER MILL LLC,	41969-481	Q	8/29/2024	INTRA-CORP	1	No	No		
SULLIVAN,TIMOTH	38236-372	Q	8/20/2020	MULTIPLE PAR	1,245,000	No	No		SOLD WITH 33-090 & 33-091 AFFID TO FC 41711-1
	9747-716		2/18/1993		460,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	VACANT LOT	YR	YVONNE
3/14/2016	VACANT LOT	YR	YVONNE
1/1/2003	CONVERSION	000	Default

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	0
Prior Id # 2:	0 0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		14.51744		ACRES	WETLANDS	0.1	0	25,000.	0.10	06		022A							36,294						36,300	

Total AC/HA:	14.51744	Total SF/SM:	632380	Parcel LUC:	132	UNDEV	Prime NB Desc:	RES 06	Total:	36,294	Spl Credit		Total:	36,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	0	Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:	0	Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:						# Units					
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 33-089

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	