

# 140 MINOT AVE

**Location** 140 MINOT AVE

**Mblu** 43 / / 1069 / /

**Acct#**

**Owner** VIEIRA-CARDOZA YVONNE

**Assessment** \$340,900

**Appraisal** \$340,900

**PID** 5350

**Building Count** 1

## Current Value

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2022           | \$258,900    | \$82,000 | \$340,900 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2022           | \$258,900    | \$82,000 | \$340,900 |

## Owner of Record

**Owner** VIEIRA-CARDOZA YVONNE  
**Co-Owner** CARDOZA TYRONE THOMAS + JENNA  
**Address** PO BOX 822  
ONSET, MA 02558

**Sale Price** \$1  
**Certificate**  
**Book & Page** 51210/0346  
**Sale Date** 06/10/2019  
**Instrument** 1A

## Ownership History

| Ownership History     |            |             |             |            |            |
|-----------------------|------------|-------------|-------------|------------|------------|
| Owner                 | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| VIEIRA-CARDOZA YVONNE | \$1        |             | 51210/0346  | 1A         | 06/10/2019 |
| VIEIRA-CARDOZA YVONNE | \$1        |             | 50984/0130  | 1A         | 04/09/2019 |
| VIEIRA-CARDOZA YVONNE | \$225,000  |             | 29705/0191  | 00         | 12/21/2004 |
| SLEIGHTHOLM RICHARD S | \$1        |             | 2977/0179   |            | 01/01/1901 |

## Building Information

### Building 1 : Section 1

**Year Built:** 2008  
**Living Area:** 3,400  
**Replacement Cost:** \$281,419

Building Percent Good: 92

Replacement Cost

Less Depreciation: \$258,900

**Building Attributes**

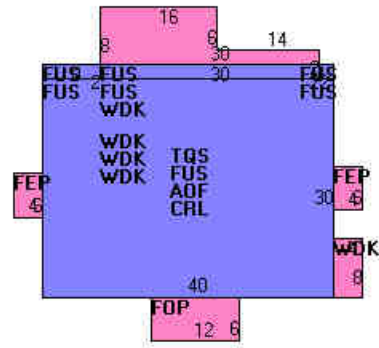
| Field              | Description      |
|--------------------|------------------|
| Style:             | Mix/Res Type Com |
| Model              | Residential      |
| Grade:             | Above Ave        |
| Stories:           | 2.75             |
| Occupancy          | 4                |
| Exterior Wall 1    | Vinyl Siding     |
| Exterior Wall 2    |                  |
| Roof Structure:    | Gable/Hip        |
| Roof Cover         | Asphalt Shing    |
| Interior Wall 1    | Drywall          |
| Interior Wall 2    |                  |
| Interior Flr 1     | Carpet           |
| Interior Flr 2     | Hardwood         |
| Heat Fuel          | Gas              |
| Heat Type:         | Forced Hot Air   |
| AC Type:           | Central          |
| Total Bedrooms:    | 4 Bedrooms       |
| Total Bthrms:      | 2                |
| Total Half Baths:  | 1                |
| Total Xtra Fixtrs: |                  |
| Total Rooms:       |                  |
| Bath Style:        | Modern           |
| Kitchen Style:     | Average          |
| # of Fireplaces    |                  |
| Fireplace Type     |                  |
| Finish Bsmt SF     |                  |
| Fin Bsmt Qual      |                  |
| Num Park           |                  |
| Fireplaces         |                  |
| Fndtn Cndtn        |                  |
| Basement           |                  |

**Building Photo**



(https://images.vgsi.com/photos2/WarehamMAPhotos/\00\06\29\70.jpg)

**Building Layout**



(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/5350\_535)

| Building Sub-Areas (sq ft) |                |            | <u>Legend</u> |
|----------------------------|----------------|------------|---------------|
| Code                       | Description    | Gross Area | Living Area   |
| FUS                        | Upper Story    | 1,360      | 1,360         |
| AOF                        | Office, (Avg)  | 1,200      | 1,200         |
| TQS                        | 3/4 Story Fin  | 1,200      | 840           |
| CRL                        | Crawl Space    | 1,200      | 0             |
| FEP                        | Enclosed Porch | 48         | 0             |
| FOP                        | Open Porch     | 72         | 0             |
| WDK                        | Deck, Wood     | 560        | 0             |
|                            |                | 5,640      | 3,400         |

**Extra Features**

| Extra Features             | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features |               |

## Land

### Land Use

**Use Code** 0134  
**Description** MU PRI RS C/I  
**Zone** MR30  
**Neighborhood** 5000  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0.22  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$82,000  
**Appraised Value** \$82,000

## Outbuildings

| Outbuildings             | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings |               |

## Valuation History

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| 2021           | \$258,900    | \$82,000 | \$340,900 |
| 2020           | \$258,900    | \$82,000 | \$340,900 |

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