

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CHAKRABARTI, ANJAN K & ALANA M 6 CENTRAL STREET WINCHESTER MA 01890		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	844,000	844,000
				2	Public Water					RES LAND	1010	175,500	175,500
SUPPLEMENTAL DATA										Total		1,019,500	1,019,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOTS 9 & 43 #DL 2 GIS ID F_963637_2712103				Plan Ref. 405/1-2 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CHAKRABARTI, ANJAN K & ALANA M		34155	030	05-27-2021		Q	I	1,000,000		00	Year Code Assessed Year Code Assessed V Year Code Assessed								
KELLOYAN, GEORGE & MOUMDJIAN, H		22978	0291	06-13-2008		U	I	100		1F	2023	1010	758,000	2022	1010	543,800	2021	1010	416,900
KELLOYAN, GEORGE		22727	0256	03-05-2008		U	I	100		1B		1010	173,400		1010	123,300		1010	123,300
EXCHANGE AUTHORITY LLP TR		22320	0101	09-07-2007		U	I	419,000		1								1010	55,800
NAUGHTON, JOSEPH F JR		19562	0261	02-25-2005		Q	I	397,000		00	Total 931,400 Total 667,100 Total 596,000								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	740,000
Appraised Xf (B) Value (Bldg)	48,200
Appraised Ob (B) Value (Bldg)	55,800
Appraised Land Value (Bldg)	175,500
Special Land Value	0
Total Appraised Parcel Value	1,019,500
Valuation Method	C
Total Appraised Parcel Value	1,019,500

NOTES									

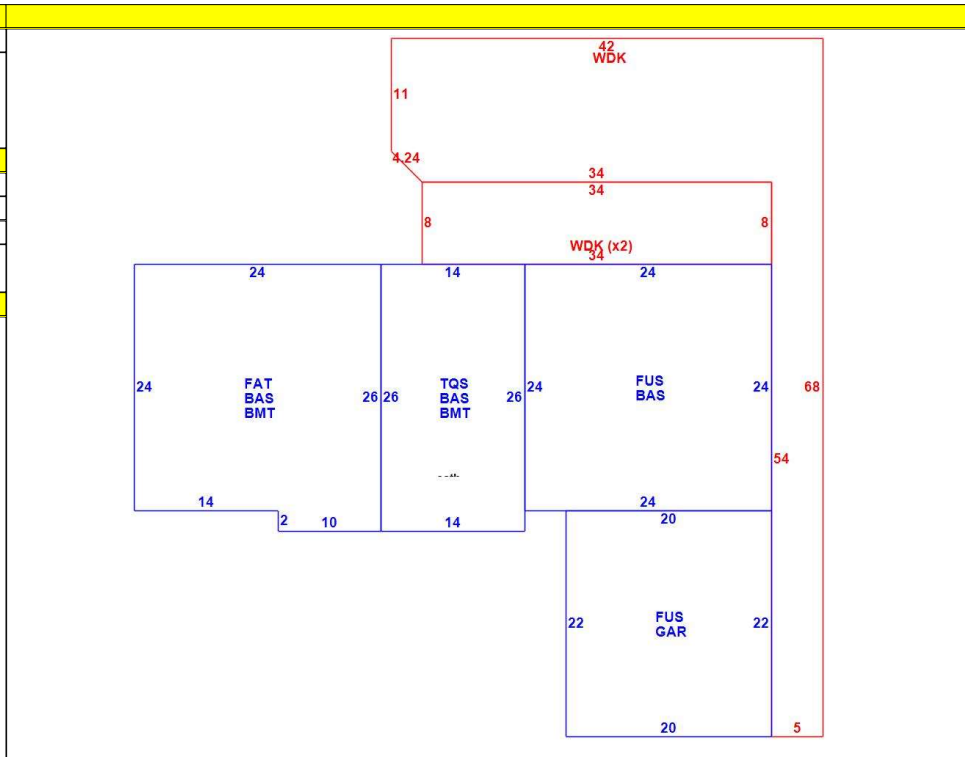
BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201309391	12-19-2013	IN	Insulation	3,200	06-30-2014	100	06-30-2014	INSULATE-AIR SEAL-WEATH	04-22-2020	LS			FR	Field Review
200706143	10-19-2007	AD	Addition	90,000	05-05-2008	100	06-30-2008	GAR	01-16-2018	SR	02		03	Cycl Insp Comp
200706142	10-19-2007	SP	Swimming Pool	11,000	05-05-2008	100	06-30-2008		02-23-2015	JR	03		03	Cycl Insp Comp
B28524	10-01-1985	DW	Dwelling	50,000	05-15-1987	100		WB 15 STR	01-16-2014	DR	22		22	Change of Address
									09-21-2010	NF	03		16	In Office Review
									06-12-2008	JG	03		16	In Office Review
									06-05-2008	MK	02		01	Meas/Est

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	3	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0106	1.150		1.0000	487,397.1	175,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				813,240	
Year Built				1985	
Effective Year Built				2008	
Depreciation Code				VG	
Remodel Rating					
Year Remodeled					
Depreciation %				9	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				91	
RCNLD				740,000	
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	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		91		0.00	5,500
BRR	Bsmt Rec Rm-	B	500	8.05	2000		91		0.00	3,700
SPL1	Pool-Concrete	L	496	100.00	2007		76	00	1.00	38,000
WDC	Wood Decking	L	1,398	20.00	1999		60		0.00	14,800
GAR	Attached Gara	B	440	40.00	2000		91		0.00	15,500
BMT	Basement-Unfi	B	960	26.01	2000		91		0.00	23,500
SPH2	Pool Heater 50	L	1	3081.00	2018		98		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	282.57	434,030
BMT	Basement Area	0	960	0	0.00	0
FAT	Attic, Finished	89	596	89	42.20	25,149
FUS	Upper Story	1,016	1,016	1,016	282.57	287,092
GAR	Attached Garage	0	440	0	0.00	0
TQS	Three Quarter Story	237	364	237	183.98	66,969
WDC	Wood Deck	0	1,398	0	0.00	0
Ttl Gross Liv / Lease Area		2,878	6,310	2,878		813,240

