

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PATEL, MANGAL J TR MJPB REALTY TRUST 145 HARRINGTON ROAD WALTHAM MA 02154						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
						COMMERC.	3190	98,300	98,300	
SUPPLEMENTAL DATA						Total		98,300	98,300	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 107 #DL 2 GIS ID F_985403_2707595				Plan Ref. 406/63,448/31-33 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PATEL, MANGAL J TR		8191	0255	09-15-1992	U	I	348,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SENTRY FEDERAL SAVINGS BANK		7061	0050	02-15-1990	U	I	1,990,000	1	2023	3190	98,300	2022	3190	81,900	2021	3190	84,000
FEELEY, NEIL R & CLAIRE J		6245	0188	05-15-1988	U	I	1	1B									
FEELEY, NEIL R & CLAIRE J		5013	0088	04-15-1986	U	V	175,000	1									
Total									98,300		Total		81,900		Total		84,000

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B		Tracing		Batch				Appraised Bldg. Value (Card)		98,300
0003						HYAN				Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		0
										Appraised Land Value (Bldg)		0
										Special Land Value		0
										Total Appraised Parcel Value		98,300
										Valuation Method		C
										Total Appraised Parcel Value		98,300

NOTES											VISIT / CHANGE HISTORY					
											Date	Id	Type	Is	Cd	Purpost/Result
											04-28-2020	GM	04		FR	Field Review
											10-16-2018	SR	02		03	Cycl Insp Comp
											01-04-2013	JR	01		55	ATB Settlement
											03-15-2012	JR	03		15	Abatement Review
											01-14-2011	TP	03		16	In Office Review
											10-21-2009	JR	03		16	In Office Review
											04-28-2009	KLP	03		16	In Office Review

BUILDING PERMIT RECORD											LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											04-28-2020	GM	04		FR	Field Review
											10-16-2018	SR	02		03	Cycl Insp Comp
											01-04-2013	JR	01		55	ATB Settlement
											03-15-2012	JR	03		15	Abatement Review
											01-14-2011	TP	03		16	In Office Review
											10-21-2009	JR	03		16	In Office Review
											04-28-2009	KLP	03		16	In Office Review

B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3190	WHSE CONDO	B	4		0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0		
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	98	Indust Condo			
Model	06	Com Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1080				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104313	C 0740	Ownr 2.8
	AIRPORT PLACE	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	126,035
Year Built	1987
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnd	98,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

20	60	BAS	20	60
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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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	105.03	126,035	
Ttl Gross Liv / Lease Area		1,200	1,200	1,200		126,035	

