

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2024 BARNSTABLE, MA VISION						
PATEL, MANGAL J TR MJPB REALTY TRUST 145 HARRINGTON ROAD WALTHAM MA 02154						Description	Code	Assessed	Assessed									
						COMMERC.	3430	112,800	112,800									
SUPPLEMENTAL DATA						Total		112,800	112,800									
Alt Prcl ID		Split Zonin		Plan Ref. 406/63,448/31-33														
WALTHAM MA 02154		#DL 1 UNIT 205		Land Ct#														
GIS ID F_985403_2707595		#DL 2		Life Estate														
		ResExpt Q		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	3430	112,800	2022	3430	94,000	2021	3430	96,400
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				112,800		Total		94,000	Total		96,400			
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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0003								HYAN										
NOTES																		
											Appraised Bldg. Value (Card)							112,800
											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							112,800
											Valuation Method							C
											Total Appraised Parcel Value							112,800
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
18-2729	09-07-2018	881	Alt-Int work-Co	1,000		100		Interior Demo Due To Water d		04-30-2020	GM	04		FR	Field Review			
										10-16-2018	SR	02		03	Cycl Insp Comp			
										09-23-2015	JR	03		16	In Office Review			
										01-10-2013	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			
LAND LINE VALUATION SECTION																		
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	3430	OFF CONDO M-	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	56	Condo Office			
Model	06	Com Condo			
Bedrm Func	D	Below Average			
Stories	1.5	1 1/2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	1				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1380				
Bath Split	01	0 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104313	C 0740	Ownr 3.5
	AIRPORT PLACE	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	OFF	OFFICE	90
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	144,671
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	112,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

20	20	20
20	20	20
FUS	FTS	FUS
20	20	20

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
FTS	Finished Third Story	400	400	380	120.56	48,223
FUS	Upper Story	800	800	760	120.56	96,446
Ttl Gross Liv / Lease Area		1,200	1,200	1,140		144,669

