

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHENG, ADRIAN  9-11 SPENCER AVENUE  SOMERVILLE MA 02144		2   Above Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	487,400	487,400
			2   Public Water			RES LAND	1010	174,700	174,700
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 243/97					
BID Parcel		ResExpt Q NO APP:		Land Ct#					
#DL 1 LOT 18		#DL 2		Life Estate					
GIS ID F_965062_2700096		Assoc Pid#		PP STATU					
						662,100			
						662,100			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHENG, ADRIAN	33740	345	01-29-2021	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed
PERRY, EVAN P	23912	0303	07-23-2009	Q	I	290,000	00	2023	1010	421,700	2022	1010	361,100
GUERRIERO, ANTHONY A & ROBIN D	12719	0248	12-13-1999	Q	I	180,000	00		1010	172,600		1010	122,800
GILMORE, JEROLD P & DAVIDA P	9777	0127	07-15-1995	Q	I	135,000	U					1010	4,000
BODUCH, THOMAS L & KAREN	6664	0315	03-15-1989	U	I	1	A	Total		594,300	Total		483,900
								Total		412,600	Total		412,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch		
0106				CENVIL		
<b>NOTES</b>					Appraised Bldg. Value (Card)	445,700
					Appraised Xf (B) Value (Bldg)	28,400
					Appraised Ob (B) Value (Bldg)	13,300
					Appraised Land Value (Bldg)	174,700
					Special Land Value	0
					Total Appraised Parcel Value	662,100
					Valuation Method	C
					Total Appraised Parcel Value	662,100

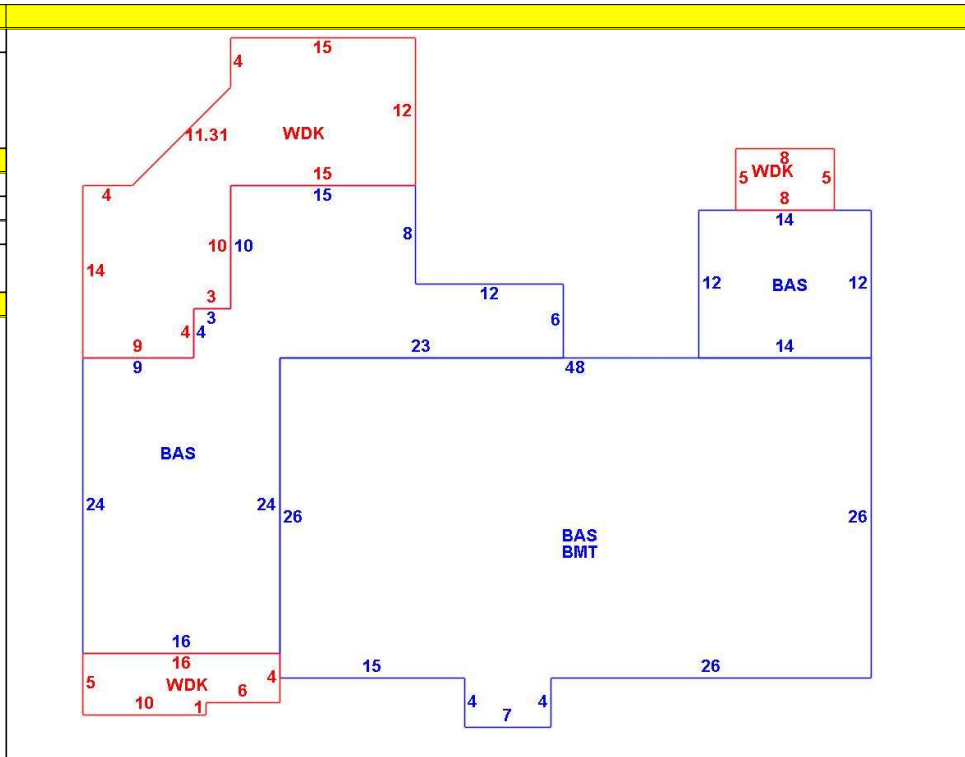
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
14723	04-25-1996	AD	Addition	16,000		100	01-01-1997		09-29-2020	SR	01		03	Cycl Insp Comp
B32749	03-01-1989	AD	Addition	25,900	01-15-1990	100		CE ADD'N	06-01-2020	LS			FR	Field Review
									02-07-2011	MA	03		16	In Office Review
									06-11-2008	PT	02		14	Cyclical Inspection
									09-14-1999	DD	01		00	Meas/Listed-Interior Acces
									03-15-1990	ML	01		00	Meas/Listed-Interior Acces

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	RC	3	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0106	1.150		1.0000	513,848.7	174,700
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			174,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
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				
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	571,433
Year Built	1971
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	445,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1993		78		0.00	3,900
BMT	Basement-Unfi	B	1,276	26.01	1993		78		0.00	24,500
WDC	Wood Decking	L	74	20.00	1996		54		0.00	1,800
WDC	Deck comp w	L	408	28.00	2020		100		0.00	11,000
SHED	Shed	L	48	18.00	1996		54		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,122	2,122	2,122	269.29	571,433
BMT	Basement Area	0	1,276	0	0.00	0
WDC	Wood Deck	0	482	0	0.00	0
Ttl Gross Liv / Lease Area		2,122	3,880	2,122		571,433

