

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PALOMBA, KRISTIN & TALANIAN, LO TALANIAN FAMILY TRUST 780 WALTHAM STREET LEXINGTON MA 02421		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	448,400	448,400
			2 Public Water			RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA									
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 86 #DL 2 GIS ID F_965919_2706811		Plan Ref. 306/17-24 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 600,600 600,600			

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PALOMBA, KRISTIN & TALANIAN, LORI T		31496 0193	08-29-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
TALANIAN, MONA		31496 0198	07-20-2006	U	I	0	1F	2023	1010	385,700	2022	1010	336,600
TALANIAN, MONA & ROY A		15313 0130	06-28-2002	Q	I	265,500	00		1010	138,400		1010	102,500
ALLEN, JANE M		9310 0031	08-15-1994	U	I	1	1A					1010	6,900
ALLEN, LLOYD E & JANE M		2754 0311	07-26-1978	U		0		Total		524,100	Total		439,100
								Total			Total		379,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	394,300
Appraised Xf (B) Value (Bldg)	47,200
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	600,600
Valuation Method	C
Total Appraised Parcel Value	600,600

NOTES							

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
201305464	08-13-2013	GS	Gas Permit		06-30-2014	100	06-30-2014	GAS & BOILER TEST	04-23-2020	LS			FR	Field Review
									03-26-2015	SR	02		03	Cycl Insp Comp
									09-04-2008	PT	02		14	Cyclical Inspection
									11-01-2002	PT	01		00	Meas/Listed-Interior Acces
									01-03-2000	DD	01		00	Meas/Listed-Interior Acces
									09-15-1992	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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200	
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.35	Total Land Value					152,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
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		486,779
Year Built		1978
Effective Year Built		1995
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		394,300
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	1997		81		0.00	4,100
WDC	Wood Decking	L	168	20.00	1997		56		0.00	2,400
PATC	Conc Pavers	L	168	15.46	1997		78		0.00	2,300
GAR	Attached Gara	B	432	40.00	1997		81		0.00	13,700
BMT	Basement-Unfi	B	1,548	26.01	1997		81		0.00	29,400
WDC	Wood Deck w/	L	108	18.00	1997		56		0.00	1,800
PAT1	Patio- Average	L	64	5.89	1998		79		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	314.46	486,779
BMT	Basement Area	0	1,548	0	0.00	0
GAR	Attached Garage	0	432	0	0.00	0
PTO	Patio	0	168	0	0.00	0
WDK	Wood Deck	0	276	0	0.00	0
Ttl Gross Liv / Lease Area		1,548	3,972	1,548		486,779

