

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GROVER,LINDSAY E &FAZZINA, CHR 53 UNCATENA AVENUE WORCESTER MA 01606		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 237,600 208,200	Assessed 237,600 208,200
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_943625_2693768			Plan Ref. 50/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 445,800 445,800			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
BRIERE, CHRISTOPHER & KANCHANA T	35988	281	09-18-2023	Q	I	675,000	00	2023	1010	202,800	2022	1010	173,400	2021	1010	138,200
GROVER,LINDSAY E &FAZZINA, CHRIST	31721	0310	12-12-2018	Q	I	275,000	00		1010	206,300		1010	148,100		1010	148,100
COBB, EILEEN D	31651	0050	11-08-2018	U	I	1	1F								1010	2,200
COBB, EILEEN D & HARPER, DIANE E T	27199	0120	03-12-2013	U	I	1	1F									
COBB, EILEEN D	26353	0218	05-22-2012	U	I	0	1									
Total								409,100	Total		321,500	Total		288,500		

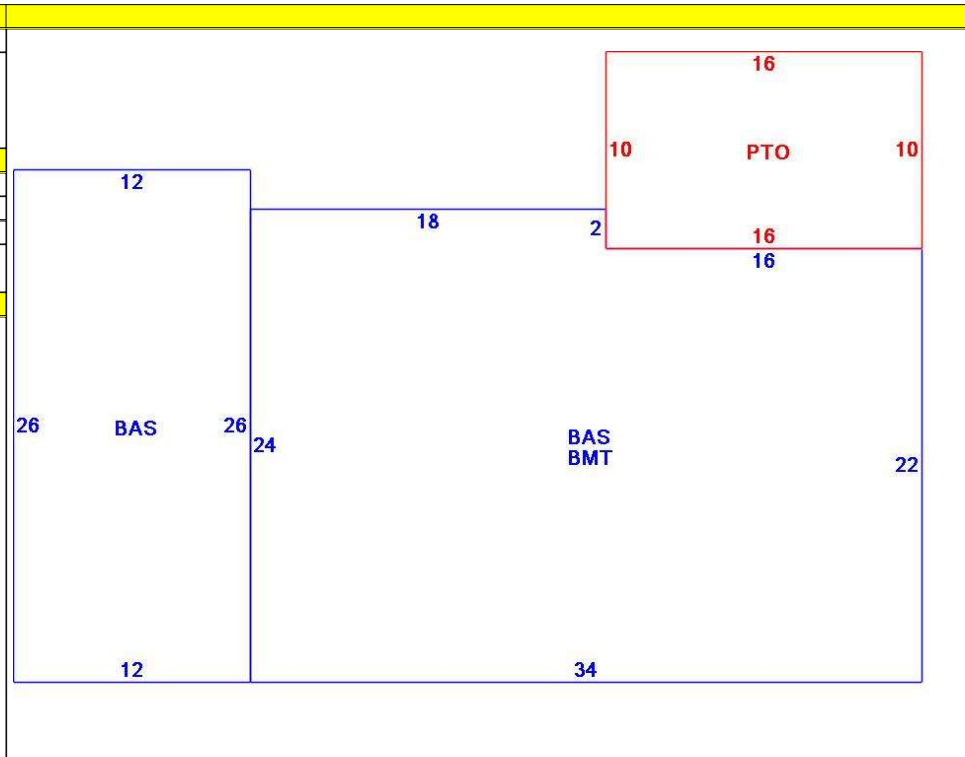
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			COTUIT		Appraised Bldg. Value (Card)	219,000	
					Appraised Xf (B) Value (Bldg)	16,400	
					Appraised Ob (B) Value (Bldg)	2,200	
					Appraised Land Value (Bldg)	208,200	
					Special Land Value	0	
					Total Appraised Parcel Value	445,800	
					Valuation Method	C	
					Total Appraised Parcel Value	445,800	

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-237	04-13-2020	822	Insulation	3,400		100		12" R38 FBG to 90 sq ft damm	05-28-2020	DM			FR	Field Review	
18-4198	01-03-2019	804	Addn Alt-Res	15,000	06-30-2019	100	06-30-2019	INSTALL NEW KITCHEN CAB	10-07-2019	SR	02		02	Bldg Permit Completed	
201205047	08-20-2012	NS	New Siding	12,000	06-30-2013	100	06-30-2013	RESIDE	10-09-2013	RB	03		03	Cycl Insp Comp	
52903	04-23-2001	NR	New Roof	1,500	07-31-2001	100	01-01-2002								

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	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	2	0.330	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	5,400
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value			208,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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		300,032			
Year Built		1945			
Effective Year Built		1984			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		27			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		73			
RCNLD		219,000			
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
SHED	Shed	L	240	18.00	1985		32		0.00	1,400
PAT1	Patio- Average	L	160	5.89	1990		71		0.00	800
BMT	Basement-Unfi	B	784	26.01	1985		73		0.00	16,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,096	1,096	1,096	273.75	300,032
BMT	Basement Area	0	784	0	0.00	0
PTO	Patio	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,096	2,040	1,096		300,032

