

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
SIMAKOFF, OLEG & ANNA 4 WILDROSE AVE WORCESTER MA 01602		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	392,700	392,700		
			6 Septic			RES LAND	1010	152,200	152,200		
SUPPLEMENTAL DATA						Total				544,900	544,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 64 #DL 2 GIS ID F_967713_2704701				Plan Ref. 272/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
SIMAKOFF, OLEG & ANNA	21776	0326	02-13-2007	Q	I	335,000	00	2023	1010	343,900	2022	1010	298,700	2021	1010	242,200
MCCLANE, MEREDITH	11224	0180	02-13-1998	Q	I	117,000	00		1010	138,400		1010	102,500		1010	102,500
SHEA, ANN P	11224	0178	02-13-1998	U	I	1	1B								1010	2,900
CHEMICAL BANK TR	10071	0067	02-23-1996	U	I	65,320	L								1010	2,900
SHEA, ANN P	10060	0244	02-16-1996	U	I	100	A									
Total								482,300	Total		401,200	Total		347,600		

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			
0105				CENVIL	Appraised Bldg. Value (Card)	332,600	
					Appraised Xf (B) Value (Bldg)	57,200	
					Appraised Ob (B) Value (Bldg)	2,900	
					Appraised Land Value (Bldg)	152,200	
					Special Land Value	0	
					Total Appraised Parcel Value	544,900	
					Valuation Method	C	
					Total Appraised Parcel Value	544,900	

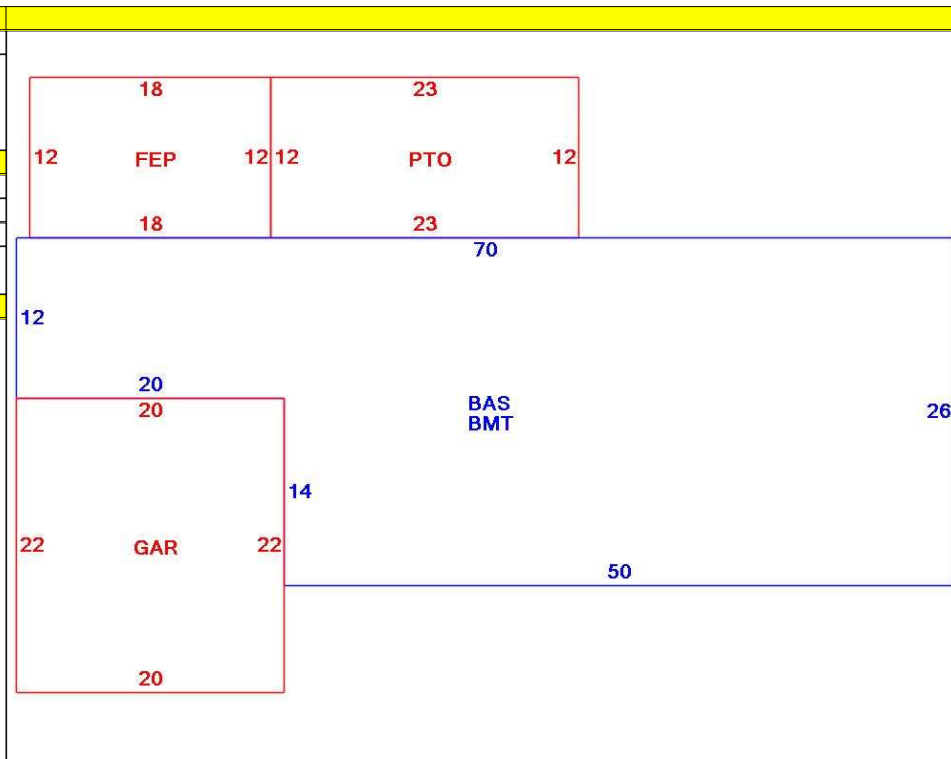
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
20-427	02-14-2020	822	Insulation	3,787		100		Weatherization & Air Sealing	04-21-2020	LS			FR	Field Review	
									09-29-2016	KM	02		03	Cycl Insp Comp	
									01-25-2011	NF	03		03	Cycl Insp Comp	
									01-16-2009	PT	02		14	Cyclical Inspection	
									01-10-2000	PT	01		00	Meas/Listed-Interior Acces	
									11-15-1989	ME	02		01	Meas/Est	

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			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	415,738
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	332,600
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	1995		80		0.00	4,000
PAT1	Patio- Average	L	276	5.89	1997		78		0.00	1,300
FEP	Enclosed porc	B	216	70.00	1995		80		0.00	10,600
GAR	Attached Gara	B	440	40.00	1995		80		0.00	13,700
BMT	Basement-Unfi	B	1,540	26.01	1995		80		0.00	28,900
SHED	Shed	L	96	18.00	2016		94		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	269.96	415,738
BMT	Basement Area	0	1,540	0	0.00	0
FEP	Enclosed Porch	0	216	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	276	0	0.00	0
Ttl Gross Liv / Lease Area		1,540	4,012	1,540		415,738

