

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
ANDREU, ROXANA & MILFORD, LUC ALEC CAUCHON 2014 TRUST 35 BARBARA ROAD WALTHAM MA 02453		1	Level	6	Septic	1	Paved	1	Lake/Pond Fro	Description	Code	Assessed	Assessed
				4	Gas			9	Rear Location	RESIDNTL	1010	656,700	656,700
				2	Public Water					RES LAND	1010	324,000	324,000
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_944856_2699570						Plan Ref. 331/93 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 980,700 980,700			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ANDREU, ROXANA & MILFORD, LUCKN		28522	0213	11-21-2014		U	I			0	1									
ANDREU-CAUCHON, ROXANNE E		28055	0102	03-28-2014		U	I			0	1A	2023	1010	525,500	2022	1010	492,300	2021	1010	403,400
CAUCHON, THOMAS&ANDREU-CAUCH		19781	0322	05-02-2005		U	I			1	1		1010	323,000		1010	212,800		1010	226,100
CAUCHON, THOMAS W		19781	0320	05-02-2005		U	I			476,666	1A								1010	28,200
CAUCHON, ROBERT V ESTATE OF		12229	0118	04-28-1999		Q	I			380,000	00									
										Total		848,500	Total		705,100	Total		657,700		

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			
0108			COTUIT		Appraised Bldg. Value (Card)	580,500	
					Appraised Xf (B) Value (Bldg)	58,700	
					Appraised Ob (B) Value (Bldg)	17,500	
					Appraised Land Value (Bldg)	324,000	
					Special Land Value	0	
					Total Appraised Parcel Value	980,700	
					Valuation Method	C	
					Total Appraised Parcel Value	980,700	

NOTES												VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-3111	09-20-2018	835	Sid/Wind/Roof/	7,490		100		Replacement Windows (3)	10-31-2022	SR	02		03	Cycl Insp Comp	
20064620	11-15-2006	PV	Solar PV Syste	20,000	06-30-2007	100	06-30-2007	3.5 kW SOLAR HT WTR 80SF	05-21-2020	LS			FR	Field Review	
B29195	04-01-1986	DW	Dwelling	130,000	06-30-1986	100	06-30-1986	MM 2 STOR	04-13-2015	NF	03		16	In Office Review	
									01-28-2013	RB	03		03	Cycl Insp Comp	

BUILDING PERMIT RECORD												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	0108	1.700	LOVELLS POND	1.0000	299,784.8	299,800
1	1010	Single Fam M-0	RF	2	1.000	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	24,200
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value			324,000

CONSTRUCTION DETAIL

Element	Cd	Description
Style	07	Modern/Contemp
Model	01	Residential
Grade:	C+	Average Plus
Stories	1.5	1 1/2 Stories
Exterior Wall 1	08	Wood on Sheath
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2		
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	04	4 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	9	9 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrflid 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

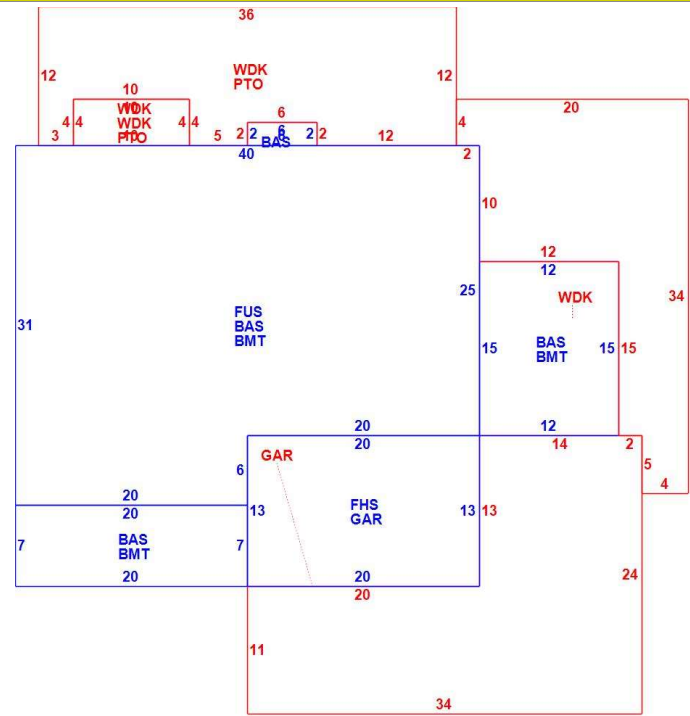
Element	Cd	Description
CONDO DATA		
Parcel Id		C
Ownr		0.0
Adjust Type	Code	Description
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		691,096
Year Built		1986
Effective Year Built		1999
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		580,500
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
FPL3	Fireplace 2 sto	B	1	7000.00	2001		84		0.00	5,900
FPO	Ext FP Openin	B	1	2000.00	2001		84		0.00	1,700
DKPL	Pond Dock-Lig	L	1	4200.00	2010		58		0.00	2,400
WDC	Wood Decking	L	830	20.00	2005		60		0.00	9,000
PAT1	Patio- Average	L	498	5.89	2005		80		0.00	2,300
GAR	Attached Gara	B	816	40.00	2001		84		0.00	22,200
BMT	Basement-Unfi	B	1,440	26.01	2001		84		0.00	28,900
SOL2	Solar PV Pane	B	32	725.00	2001		0		0.00	0
SOLT	Solar Thermal	B	80	86.00	2001		0		0.00	0
STRS	Stairs to Water	L	8	122.52	2005		72	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,452	1,452	1,452	255.77	371,381
BMT	Basement Area	0	1,440	0	0.00	0
FHS	Half Story	130	260	130	127.89	33,250
FUS	Upper Story	1,120	1,120	1,120	255.77	286,465
GAR	Attached Garage	0	816	0	0.00	0
PTO	Patio	0	420	0	0.00	0
WDK	Wood Deck	0	830	0	0.00	0
Ttl Gross Liv / Lease Area		2,702	6,338	2,702		691,096



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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										