

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MERCANDETTI, RICHARD & JENNIF 4521 WINONA COURT DENVER CO 80212				1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
					5 Well			RESIDNTL	1010	648,300	648,300		
					6 Septic			RES LAND	1010	175,700	175,700		
SUPPLEMENTAL DATA								Total				824,000	824,000
Alt Prcl ID				Split Zonin		Plan Ref. 659/77							
BID Parcel				ResExpt Q		Land Ct#							
#DL 1				LOT 2 & PARCELA		#SR							
#DL 2						Life Estate							
GIS ID				F_970890_2714962		PP STATU A:Active							
						Assoc Pid#							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MERCANDETTI, RICHARD & JENNIFER				32555	0266	12-18-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MERCANDETTI, RICHARD & JENNIFER				32142	0113	07-08-2019	Q	I	513,000	00	2023	1010	545,600	2022	1010	461,400	2021	1010	379,300
BANCROFT, ROBERT C TR				29311	0263	12-03-2015	U	I	1	1		1010	159,700		1010	118,300		1010	118,300
BANCROFT, ROBERT C REV TRUST				26316	0270	05-08-2012	U	I	1	1F								1010	3,400
BANCROFT, ROBERT C & JUNE				6028	0140	11-15-1987	U	I	1	A									
Total											705,300	Total	579,700	Total	501,000				

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			WBARNS				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	578,400		
												Appraised Xf (B) Value (Bldg)	63,200		
												Appraised Ob (B) Value (Bldg)	6,700		
												Appraised Land Value (Bldg)	175,700		
												Special Land Value	0		
												Total Appraised Parcel Value	824,000		
												Valuation Method	C		
												Total Appraised Parcel Value	824,000		

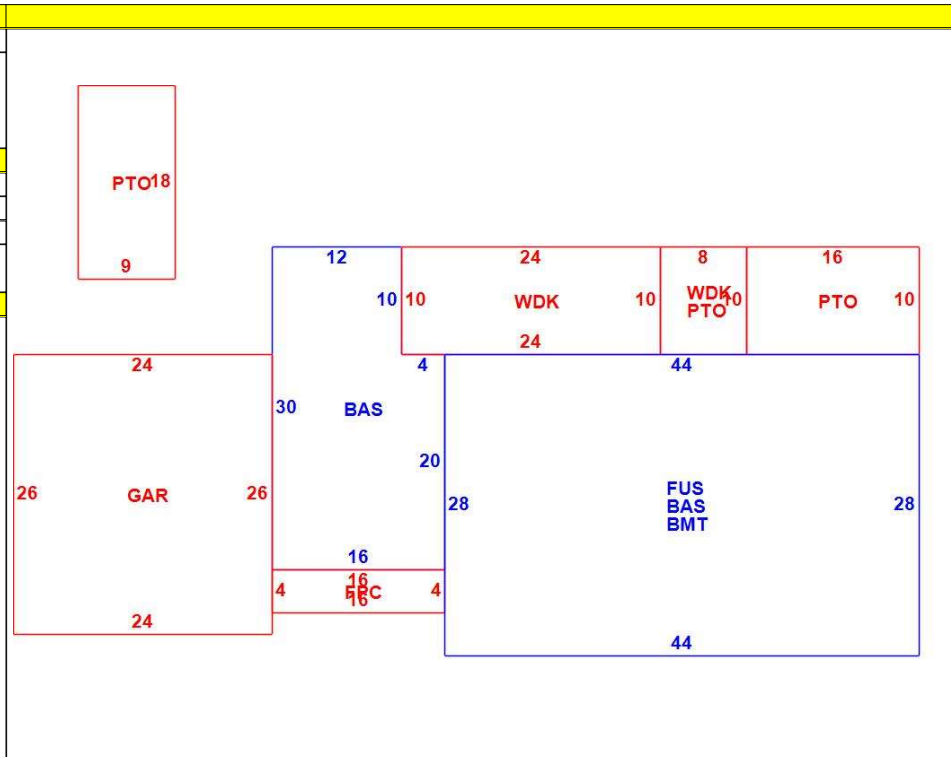
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-6	04-15-2021	835	Sid/Wind/Roof/	11,900	06-30-2021	100	06-30-2021	Strip and replace old roofing o	07-27-2021	SR	02		03	Cycl Insp Comp
20-1794	07-13-2020	822	Insulation	4,000	06-30-2021	100	06-30-2021	Attic Insulation	05-14-2020	DM			FR	Field Review
									01-22-2020	CK	03		16	In Office Review
									03-03-2016	AL	03		16	In Office Review
									03-03-2016	AL	03		16	In Office Review
									07-07-2011	TP	03		16	In Office Review
									11-12-2009	PT	02		14	Cyclical Inspection

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	5	0.960	AC	176,344.00	1.03779	1.0000	5	1.00	0105	1.000	EASEMENT		1.0000	183,009.8	175,700
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value				175,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	22	2 Full-2 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		

COST / MARKET VALUATION	
Building Value New	732,110
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	578,400
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
BFA	Bsmt Fin-Avg	B	720	17.36	1994		79		0.00	9,900
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		79		0.00	4,700
FPO	Ext FP Openin	B	3	2000.00	1994		79		0.00	4,700
WDC	Wood Decking	L	320	20.00	1996		54		0.00	3,400
FOPC	Open Prch-roo	B	64	55.00	1994		79		0.00	2,700
GAR	Attached Gara	B	624	40.00	1994		79		0.00	17,100
BMT	Basement-Unfi	B	1,232	26.01	1994		79		0.00	24,100
PAT2	Patio-Good	L	240	9.94	1996		77		0.00	1,900
PAT2	Patio-Good	L	162	9.94	1996		77		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,672	1,672	1,672	251.80	421,011
BMT	Basement Area	0	1,232	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
FUS	Upper Story	1,232	1,232	1,232	251.80	310,219
GAR	Attached Garage	0	624	0	0.00	0
PTO	Patio	0	402	0	0.00	0
WDK	Wood Deck	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		2,904	5,546	2,904		731,230

