

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
QUINN, JOSEPH F & TERESAA 15 JOPPA ROAD WORCESTER MA 01602		1 Level	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	258,800	258,800
			6 Septic			RES LAND	1010	134,200	134,200
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 76/1					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 87F		#DL 2		#SR					
GIS ID F_976212_2696593		Assoc Pid#		Life Estate					
				PP STATU					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
QUINN, JOSEPH F & TERESAA		25628 0130	08-18-2011	U	I	129,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AMARAL, RITA		22668 0122	02-13-2008	U	I	0	1A	2023	1010	221,000	2022	1010	190,300	2021	1010	152,700	
MANN, CATHERINE A		6821 0055	07-26-1989	U	I	0			1010	122,000		1010	90,400		1010	90,400	
MANN, LAWRENCE L & CATHERINE A		6808 0002	07-15-1989	U	I	1	A										
MANN, LAWRENCE L & CATHERINE A		1246 0568	04-23-1964	Q		4,000	U										
Total								343,000		Total		280,700		Total		243,100	

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)	243,900
Appraised Xf (B) Value (Bldg)	14,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	134,200
Special Land Value	0
Total Appraised Parcel Value	393,000
Valuation Method	C
Total Appraised Parcel Value	393,000

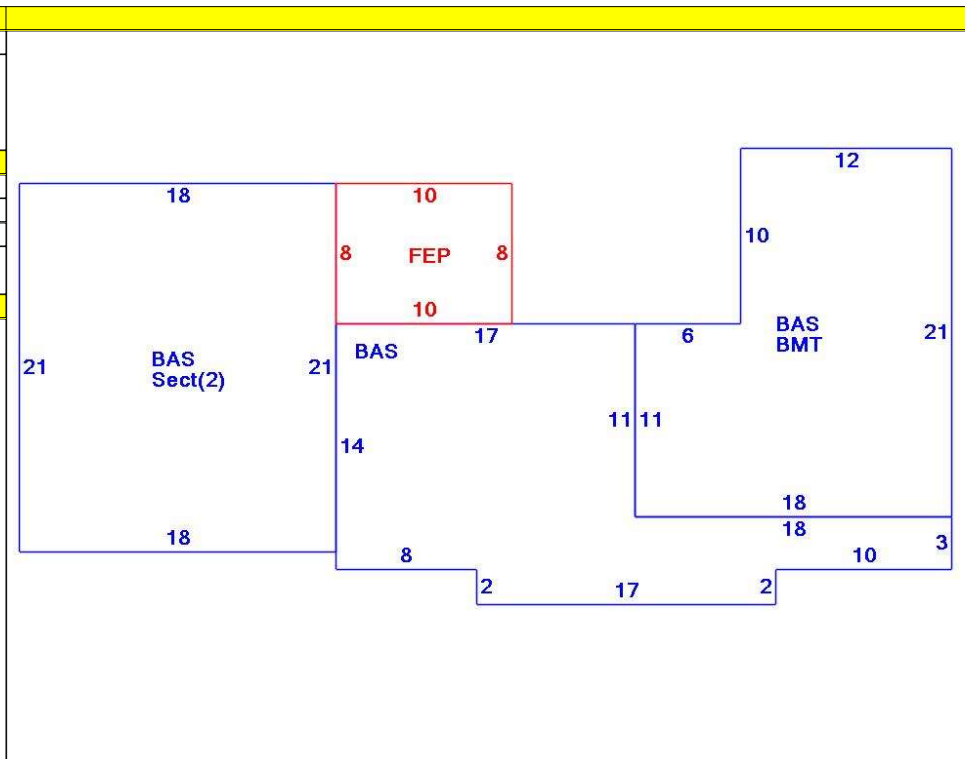
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201401642	04-14-2014	AD	Addition	16,000	05-09-2017	100	06-30-2017	ADDN 18X21 FAMRM	05-18-2020	WD			FR	Field Review
									05-09-2017	RB	03		16	In Office Review
									06-22-2016	SR	02		13	CALL BACK
									06-16-2015	RB	02		13	CALL BACK
									06-11-2014	MW	04		13	CALL BACK
									08-23-2011	DR	22		22	Change of Address
									11-24-2009	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	RB	3	0.130 AC	176,344.00	5.85353	1.0000	5	1.00	0105	1.000		1.0000	1,032,229	134,200
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			134,200

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	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	10	1 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		298,261
Year Built		1950
Effective Year Built		1986
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		243,900
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
FEP	Enclosed porc	B	80	70.00	1988		74		0.00	5,400
BMT	Basement-Unfi	B	318	26.01	1988		74		0.00	9,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	644	644	644	291.84	187,945
BMT	Basement Area	0	318	0	0.00	0
FEP	Enclosed Porch	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		644	1,042	644		187,945



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			4	Gas			RESIDNTL	1010	258,800		258,800
			6	Septic			RES LAND	1010	134,200		134,200
SUPPLEMENTAL DATA						Total				393,000	393,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 87F #DL 2 GIS ID F_976212_2696593				Plan Ref. 76/1 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

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AMARAL, RITA	22668	0122	02-13-2008	U	I	0	1A		1010	122,000		1010	90,400		1010	90,400
MANN, CATHERINE A	6821	0055	07-26-1989	U		0										
MANN, LAWRENCE L & CATHERINE A	6808	0002	07-15-1989	U	I	1	A									
MANN, LAWRENCE L & CATHERINE A	1246	0568	04-23-1964	Q		4,000	U									
Total								343,000	Total		280,700	Total		243,100		

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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						
NOTES				Total Appraised Parcel Value						
				243,900						
				14,900						
				0						
				134,200						
				0						
				393,000						
				C						
				393,000						

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
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Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	00	0 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		298,261
			Year Built		2015
			Effective Year Built		2013
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		243,900
			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	378	378	378	291.84	110,316
Ttl Gross Liv / Lease Area		378	378	378		110,316

