

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CHEETHAM, GINA M & JOHN R 40 ARLINGTON ROAD WALTHAM MA 02453		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	151,600	151,600		
			6 Septic			RES LAND	1010	264,900	264,900		
SUPPLEMENTAL DATA						Total				416,500	416,500
Alt Prcl ID		Split Zonin		Plan Ref.							
WALTHAM MA 02453		BID Parcel		Land Ct# 20973-C							
#DL 1 LOT 13		ResExpt Q		#SR							
#DL 2				Life Estate							
GIS ID F_975652_2700800				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHEETHAM, GINA M & JOHN R		C214892	0	12-11-2017	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed		
BARRETTE, LISA J TR		D133061	0	09-26-2017	U	I	0	1F	2023	1010	148,600	2022	1010	104,200		
SALVUCCI, MARIE J TR		C195514	0	10-27-2011	U	I	10	1F		1010	262,100		1010	167,900		
SALVUCCI, MARIE J TR		C139178	0	12-15-1995	U	I	1	A					1010	13,800		
SALVUCCI, MARIE J		C23117	0	03-18-1959	U		0									
		Total								410,700	Total		272,100	Total		283,700

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										

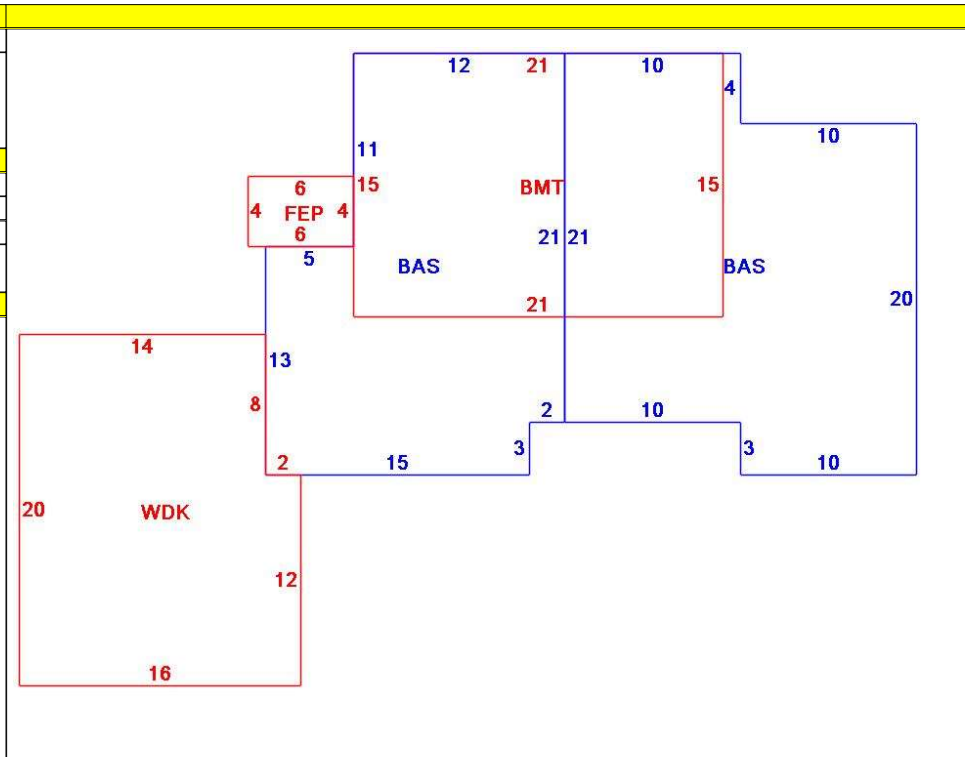
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108				CENVIL				

NOTES										APPRAISED VALUE SUMMARY				
										Appraised Bldg. Value (Card)	121,400			
										Appraised Xf (B) Value (Bldg)	16,400			
										Appraised Ob (B) Value (Bldg)	13,800			
										Appraised Land Value (Bldg)	264,900			
										Special Land Value	0			
										Total Appraised Parcel Value	416,500			
										Valuation Method	C			
										Total Appraised Parcel Value	416,500			

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
16-79	02-02-2016	834	Sheet Metal	6,000	06-17-2016	100	06-30-2016	Install new lennox HVAC syste	06-03-2020	DM			FR	Field Review
201506409	10-29-2015	RE	Remodel	62,500	06-17-2016	100	06-30-2016	REPAIR EXISTING HOME RE	02-08-2017	JR	03		15	Abatement Review
									06-22-2016	SR	01		02	Bldg Permit Completed
									09-21-2011	JR	03		20	Sale Review
									01-06-2010	PT	02		14	Cyclical Inspection
									11-02-2001	PT	01		00	Meas/Listed-Interior Acces
									09-01-1997	LK	01		00	Meas/Listed-Interior Acces

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	RD-	3	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0108	1.700		1.0000	575,957.1	264,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			264,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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		157,653			
Year Built		1947			
Effective Year Built		1989			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
RCNLD		121,400			
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
FPL1	Fireplace 1 sto	B	1	5000.00	1991		77		0.00	3,900
WDC	Wood Decking	L	304	20.00	1990		42		0.00	2,500
FEP	Enclosed porc	B	24	70.00	1991		77		0.00	2,700
BMT	Basement-Unfi	B	315	26.01	1991		77		0.00	9,800
CAB1	Cabin-Minimal	L	240	66.10	1990		71	C	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	757	757	757	208.26	157,653
BMT	Basement Area	0	315	0	0.00	0
FEP	Enclosed Porch	0	24	0	0.00	0
WDK	Wood Deck	0	304	0	0.00	0
Ttl Gross Liv / Lease Area		757	1,400	757		157,653

