

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
LEMBO, PHILIP J & SUSAN P  1087 FRANKLIN STREET  MELROSE MA 02176	1 Level	6 Septic	1 Paved	1 Water View	Description	Code	Assessed	Assessed	RESIDENTL RES LAND  1010 1010  342,900 915,000  342,900 915,000		
		4 Gas									
		2 Public Water									
<b>SUPPLEMENTAL DATA</b>						Total				1,257,900	1,257,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 535 & 537 #DL 2 GIS ID F_978473_2693705				Plan Ref. 34/23 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	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
LEMBO, SUSAN P	35693	118	03-22-2023	U	I	100	1F	2023	1010	293,900	2022	1010	249,300	2021	1010	186,100	
LEMBO, PHILIP J & SUSAN P	26326	0168	05-11-2012	U	I	598,500	1										
TORRES, CLEMENCIO B & MARGARET	6460	0226	09-15-1988	U	I	1	A		1010	831,800		1010	450,300		1010	436,000	
TORRES, CLEMENCIO B & MARGARET	2784	0343	09-18-1978	U		0									1010	12,600	
Total								1,125,700		Total		699,600		Total		634,700	

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			
0114				HYAN	Appraised Bldg. Value (Card)	328,100	
					Appraised Xf (B) Value (Bldg)	2,200	
					Appraised Ob (B) Value (Bldg)	12,600	
					Appraised Land Value (Bldg)	915,000	
					Special Land Value	0	
					Total Appraised Parcel Value	1,257,900	
					Valuation Method	C	
					Total Appraised Parcel Value	1,257,900	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-3694	12-21-2018	880	Alt-Int work-Res	27,516	06-30-2019	100	06-30-2019	remodel art studio (shed) - all i	05-20-2020	WD			FR	Field Review	
201303046	05-09-2013	SH	Shed	0	09-26-2013	100	06-30-2014	SHED 12X16	06-30-2019	TR	03		02	Bldg Permit Completed	
201203078	06-25-2012	RE	Remodel	124,000	05-28-2013	100	06-30-2013	COMPLETE REMOD-GUT IN	03-27-2014	SR	02		03	Cycl Insp Comp	
66394	01-14-2003	WD	Wood Deck	1,200	06-02-2004	100	01-01-2004	10X24	02-05-2014	MW	02		02	Bldg Permit Completed	
									05-30-2013	RB	03		02	Bldg Permit Completed	
									04-11-2013	RB	03		13	CALL BACK	
									02-25-2013	RB	03		13	CALL BACK	

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	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0114	6.500	PROXIMITY		1.0000	5,083,168	915,000
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			915,000		

**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	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id	C	Ownr 0.0
Roof Structure	03	Gable/Hip		B	S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	03	Plastered			Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		381,480
Heat Type	04	Hot Air	Year Built		1951
AC Type	03	Central	Effective Year Built		2001
Bedrooms	02	2 Bedrooms	Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		14
Extra Fixtures			Depreciation %		0
Total Rooms	5	5 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		86
Foundation Alt	09	Blk/Pour Ftgs	RCNLD		328,100
Rms Prts			Dep % Ovr		
Bath Split	20	2 Full-0 Half	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
WDC	Wood Decking	L	264	20.00	2012		86		0.00	4,800
FPLG	Gas Fireplace-	B	1	2500.00	2003		86		0.00	2,200
SHD2	Shed w/Elec	L	192	26.00	2018		98		0.00	4,900
PAT2	Patio-Good	L	314	9.94	2013		94		0.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,288	1,288	1,288	296.18	381,480
PTO	Patio	0	314	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		1,288	1,866	1,288		381,480

