

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
LEMBO, PHILIP J & SUSAN P 1087 FRANKLIN STREET MELROSE MA 02176		1 Level	6 Septic	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	367,600	367,600		
			2 Public Water			RES LAND	1010	886,800	886,800		
SUPPLEMENTAL DATA						Total				1,254,400	1,254,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 518 & 520 #DL 2 BLOCK A GIS ID F_978574_2693720				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)					
LEMBO, PHILIP J TR		35693 115	03-22-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
LEMBO, PHILIP J & SUSAN P		32127 0253	06-28-2019	Q	I	698,000	00	2023	1010	283,300	2022	1010	244,700
EISENTHAL, SHERMAN TR		30127 0113	11-30-2016	U	I	1	1F		1010	793,400		1010	417,100
EISENTHAL, SHERMAN		NO15P01 0	02-03-2015	U	I	0	1A					1010	13,000
EISENTHAL, SHERMAN & SUSAN M		12190 0036	04-09-1999	U	I	399,300	3	Total		1,076,700	Total		661,800
								Total		625,600	Total		625,600

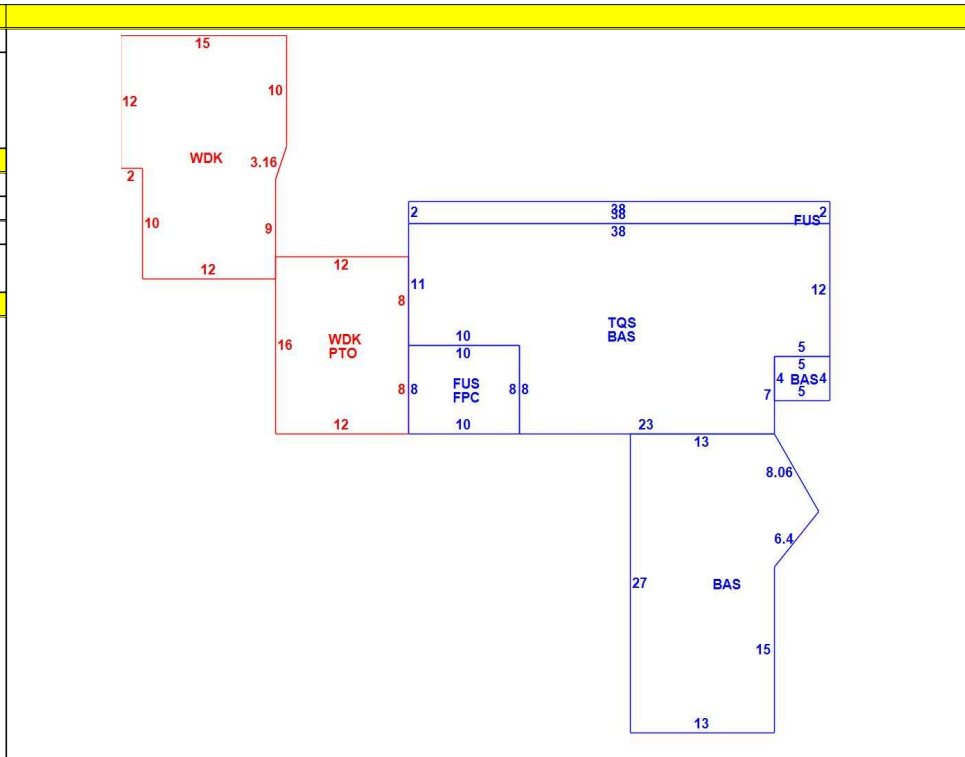
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0113				HYAN	Appraised Bldg. Value (Card)	344,800	
					Appraised Xf (B) Value (Bldg)	7,000	
					Appraised Ob (B) Value (Bldg)	15,800	
					Appraised Land Value (Bldg)	886,800	
					Special Land Value	0	
					Total Appraised Parcel Value	1,254,400	
					Valuation Method	C	
					Total Appraised Parcel Value	1,254,400	

NOTES									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-29	03-23-2022	804	Addn Alt-Res	18,000	06-30-2022	100	06-30-2022	Update existing second floor b	05-20-2022	SR	01		02	Bldg Permit Completed
BLDR-21-24	04-12-2021	880	Alt-Int work-Res	23,000	05-20-2022	100	06-30-2022	Remove (1) existing wall and a	05-20-2020	WD			FR	Field Review
201305537	08-19-2013	WD	Wood Deck		06-30-2014	100	06-30-2014	REMOV/REPLC DECK & RAI	02-27-2020	SAF			20	Sale Review
201004688	09-09-2010	NW	New Windows	6,500	06-30-2011	100	06-30-2011	REPLC 8 WINDS .29 U VALU	01-24-2020	CK	22		22	Change of Address
B37166	10-01-1994	OB	Out Building	1,000	01-15-1995	100	06-30-1995	HP SHED	09-26-2014	SR	02		03	Cycl Insp Comp
B32984	06-01-1989	AD	Addition	45,000	01-15-1990	100	06-30-1990	HP 2ND FL	04-02-2014	NF	03		16	In Office Review
									07-10-2003	PT	02		01	Meas/Est

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	0113	6.300		1.0000	4,926,769	886,800
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			886,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	02	Conc. Block			
Rms Prts					
Bath Split	30	3 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		447,728			
Year Built		1930			
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		344,800			
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	1989		77		0.00	3,900
SPL1	Pool-Concrete	L	800	100.00	1970		2	C	1.00	1,500
WDC	Deck comp w	L	492	28.00	1996		54		0.00	7,000
PAT2	Patio-Good	L	192	9.94	1996		77		0.00	1,600
FOPC	Open Prch-roo	B	80	55.00	1989		77		0.00	3,100
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
SHED	Shed	L	80	18.00	1997		56		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,002	1,002	1,002	288.30	288,876
FPC	Open Porch Conc. Floor	0	80	0	0.00	0
FUS	Upper Story	156	156	156	288.30	44,975
PTO	Patio	0	192	0	0.00	0
TQS	Three Quarter Story	395	607	395	187.61	113,878
WDK	Wood Deck	0	492	0	0.00	0
Ttl Gross Liv / Lease Area		1,553	2,529	1,553		447,729

