

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOUZA, SYLVIE GIARD TR SYLVIE GIARD SOUZA LIVING TRUS 88 NICHOLS STREET NORWOOD MA 02062		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	386,000	386,000
			2 Public Water			RES LAND	1010	924,000	924,000
SUPPLEMENTAL DATA						Total			
		Alt Prcl ID		Plan Ref. 34/23					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOT 342,344		PP STATU					
		#DL 2 P/O 340		Assoc Pid#					
		GIS ID F_978780_2693912							

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOUZA, SYLVIE GIARD TR		34406 019	08-24-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SOUZA, SYLVIE G		34406 015	05-18-2021	U	I	0	1F	2023	1010	343,700	2022	1010	294,400
SOUZA, THOMAS G & SYLVIE G		8957 0107	12-15-1993	U	I	1	1F		1010	826,600		1010	434,600
SOUZA, THOMAS G		4138 0256	06-15-1984	Q	I	140,750	U					1010	12,800
SHEA, PATRICIA A TR		3533 0276	08-15-1982	Q	I	120,000	U	Total		1,170,300	Total		729,000
								Total		690,800	Total		690,800

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
0113			Batch HYAN

NOTES	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	334,000
Appraised Xf (B) Value (Bldg)	39,200
Appraised Ob (B) Value (Bldg)	12,800
Appraised Land Value (Bldg)	924,000
Special Land Value	0
Total Appraised Parcel Value	1,310,000
Valuation Method	C
Total Appraised Parcel Value	1,310,000

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-22-7	05-19-2022	835	Sid/Wind/Roof/	75,000		100		Replace windows, siding and t	05-20-2020	WD			FR	Field Review
19-1155	06-26-2019	809	Deck	21,400	12-23-2019	100	06-30-2020	Build 506 sqft deck after remo	02-20-2020	SR	02		02	Bldg Permit Completed
201506245	09-23-2015	NR	New Roof	5,650	06-30-2016	100	06-30-2016	RE-ROOF STRIPPING OLD S	08-11-2014	AL	22		22	Change of Address
17746	09-09-1996	RE	Remodel	30,000	06-20-1997	100	01-01-1997		06-04-2014	JR	03		16	In Office Review
									04-11-2014	SR	02		03	Cycl Insp Comp
									06-28-2013	DR	22		22	Change of Address
									07-08-2003	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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0113	6.300		1.0000	4,017,239	924,000	
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value					924,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New 451,313		
			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 334,000		
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1988		74		0.00	4,400
FOPC	Open Prch-roo	B	70	55.00	1988		74		0.00	2,700
GAR	Attached Gara	B	240	40.00	1988		74		0.00	8,400
BMT	Basement-Unfi	B	1,044	26.01	1988		74		0.00	20,200
FOP	Open Porch-ro	B	80	55.00	1988		74		0.00	3,500
WDC	Deck comp w	L	454	28.00	2019		100		0.00	12,100
SHED	Shed	L	80	18.00	1995		52		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,316	1,316	1,316	240.06	315,919
BMT	Basement Area	0	1,044	0	0.00	0
FHS	Half Story	156	312	156	120.03	37,449
FOP	Open Porch	0	80	0	0.00	0
FPC	Open Porch Conc. Floor	0	70	0	0.00	0
FUS	Upper Story	408	408	408	240.06	97,944
GAR	Attached Garage	0	240	0	0.00	0
WDK	Wood Deck	0	454	0	0.00	0
Ttl Gross Liv / Lease Area		1,880	3,924	1,880		451,312

