

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROMAGNA, MARK  28 PILGRIM DR  WINCHESTER MA 01890				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
					4 Gas			RESIDNTL	1010	225,000	225,000	
					6 Septic			RES LAND	1010	256,600	256,600	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin		Plan Ref. 167/95						
BID Parcel				ResExpt Q		Land Ct#						
#DL 1				LOT 18 & 19A		#SR						
#DL 2						Life Estate						
GIS ID				F_976784_2698094		PP STATU						
						Assoc Pid#						

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROMAGNA, MARK				3460	0333	04-15-1982	Q	I	42,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	190,300	2022	1010	163,200	2021	1010	126,500
												1010	253,900		1010	162,600		1010	172,800
																		1010	3,100
											Total		444,200	Total		325,800	Total		302,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			218,200
Appraised Xf (B) Value (Bldg)			3,700
Appraised Ob (B) Value (Bldg)			3,100
Appraised Land Value (Bldg)			256,600
Special Land Value			0
Total Appraised Parcel Value			481,600
Valuation Method			C
Total Appraised Parcel Value			481,600

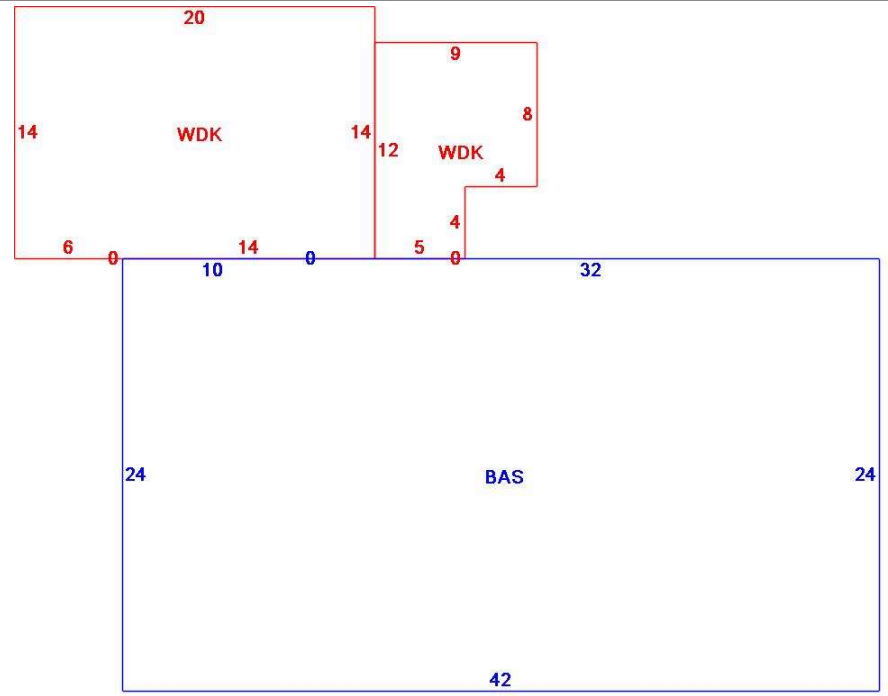
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
33425	09-21-1998	NR	New Roof	3,000	01-01-1999	100			05-19-2020	WD			FR	Field Review
									05-26-2017	SR	02		14	Cyclical Inspection
									12-27-2001	PT	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	RB	3	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0108	1.700		1.0000	827,723.4	256,600
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			256,600	

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					
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	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	294,870
Year Built	1960
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	218,200
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	1988		74		0.00	3,700
WDC	Wood Deck w/	L	372	18.00	1993		48		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	292.53	294,870
WDC	Wood Deck	0	372	0	0.00	0
Ttl Gross Liv / Lease Area		1,008	1,380	1,008		294,870

