

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VARJABEDIAN, RAFFI TR VARJABEDIAN FAMILY TRUST 5 AMELIA DRIVE WALTHAM MA 02452		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	411,600	411,600
			6 Septic			RES LAND	1010	149,300	149,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 13 #DL 2 GIS ID F_979041_2699136				Plan Ref. 249/15 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 560,900 560,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VARJABEDIAN, RAFFI TR		28816 0161	04-22-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
VARJABEDIAN, KEGHAM & RUBINA		7577 0288	06-19-1991	Q	I	110,000	U	2023	1010	353,800	2022	1010	304,900		
SINCLAIR, HELEN J		4207 0213	08-15-1984	U	I	73,500	O		1010	135,700	2021	1010	100,500		
BAYSIDE BUILDING CO INC		3954 0160	12-15-1983	Q	V	52,500	U					1010	6,600		
Total										489,500			405,400		350,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	363,900
Appraised Xf (B) Value (Bldg)	41,100
Appraised Ob (B) Value (Bldg)	6,600
Appraised Land Value (Bldg)	149,300
Special Land Value	0
Total Appraised Parcel Value	560,900
Valuation Method	C
Total Appraised Parcel Value	560,900

NOTES							

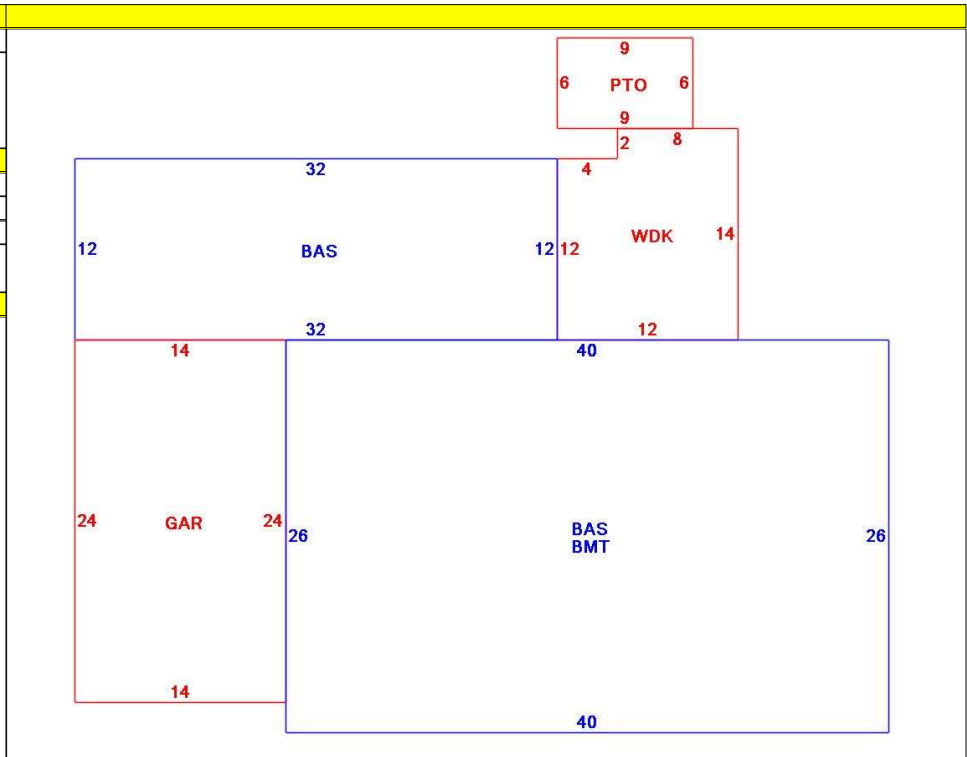
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1109	04-17-2019	804	Addn Alt-Res	50,000	12-26-2019	100	06-30-2020	CONSTRUCT A 12' X32' ADDI Siding, Door Replacement (1)	05-07-2020	DM			FR	Field Review
19-712	03-07-2019	835	Sid/Wind/Roof/Wood Deck	20,000	06-30-2019	100	06-30-2019		02-20-2020	SR	02		02	Bldg Permit Completed
24305	07-09-1997	WD		1,600	07-22-1998	100	01-01-1998		06-19-2019	SR	02		13	CALL BACK
									04-29-2015	SR	02		03	Cycl Insp Comp
									04-27-2010	PT	02		14	Cyclical Inspection
									01-08-2002	PT	01		00	Meas/Listed-Interior Acces
									07-22-1998	LK	02		02	Bldg Permit Completed

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	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000		1.0000	574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value				149,300

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	25	Vinyl Siding			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	413,572
Year Built	1984
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	363,900
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	2005		88		0.00	4,400
GAR	Attached Gara	B	336	40.00	2005		88		0.00	12,700
BMT	Basement-Unfi	B	1,040	26.01	2005		88		0.00	24,000
WDC	Deck comp w	L	160	28.00	2019		100		0.00	5,900
PAT2	Patio-Good	L	54	9.94	2019		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	290.43	413,572
BMT	Basement Area	0	1,040	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
PTO	Patio	0	54	0	0.00	0
WDC	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,424	3,014	1,424		413,572

