

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAKO, JANOS Z & MARION H 4 HAMMOND PLACE WOBURN MA 01801				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDENTL	1010	310,200	310,200	
					6 Septic			RES LAND	1010	215,400	215,400	
SUPPLEMENTAL DATA								Total		525,600	525,600	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 122 #DL 2 GIS ID F_976773_2707958				Plan Ref. Land Ct# 20239-C (SH 6) #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)									
KARABAN, ALEXEI & OLGA V				C233035	0	05-30-2023	Q	I	670,000	00	Year	Code	Assessed	Year	Code	Assessed			
MAKO, JANOS Z & MARION H				C218553	0	02-05-2019	Q	I	320,000	00	2023	1010	267,600	2022	1010	225,300			
MILSTEIN, JOSEPH B & SUSAN E				C156238	0	01-07-2000	Q	I	185,000	00		1010	195,900		1010	134,700			
RATFIELD, LOUIS W & MCCOY, CARL E				C118012	0	07-14-1989	Q	I	158,000	U					1010	4,200			
GLAZIER, MITCHELL & BARBARA				C117615	0	05-25-1989	U	I	1	A	Total		463,500	Total		360,000	Total		321,400

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)			267,500
Appraised Xf (B) Value (Bldg)			39,900
Appraised Ob (B) Value (Bldg)			2,800
Appraised Land Value (Bldg)			215,400
Special Land Value			0
Total Appraised Parcel Value			525,600
Valuation Method			C
Total Appraised Parcel Value			525,600

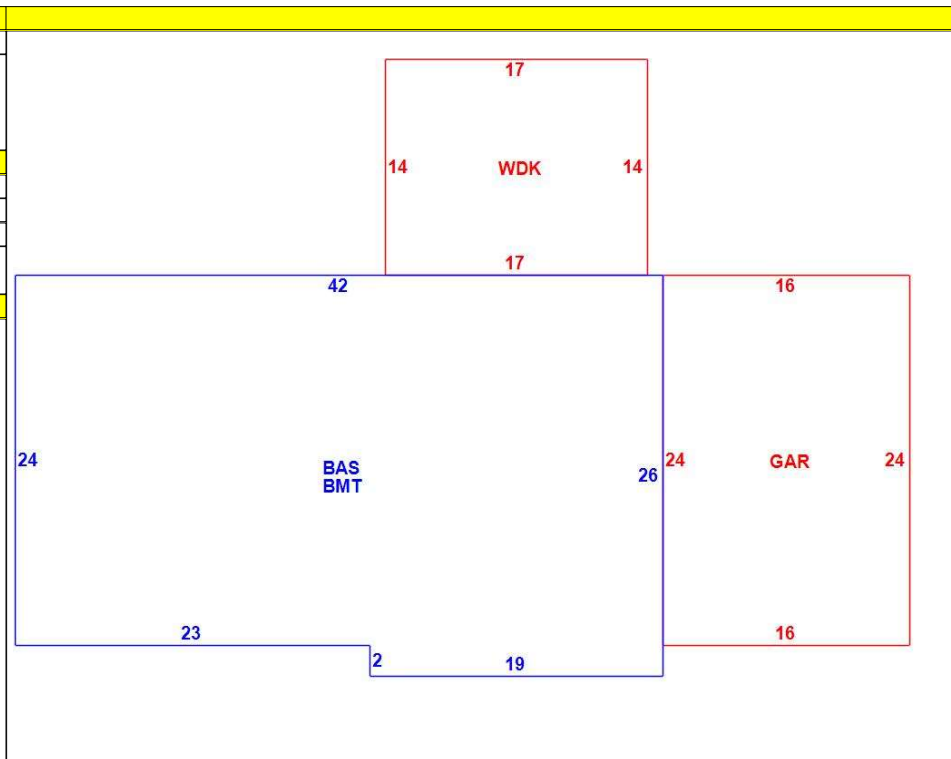
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	10-22-2021	835	Sid/Wind/Roof/	2,295	06-30-2022	100	06-30-2022	Replace existing casement win	07-20-2022	BM	22		22	Change of Address
EXPR-21-4	03-16-2021	835	Sid/Wind/Roof/	8,100	06-30-2021	100	06-30-2021	re shingle roof	11-04-2021	SR	02		03	Cycl Insp Comp
19-2210	07-10-2019	822	Insulation	2,889	06-30-2020	100	06-30-2020	Attic damming, attic flat insulat	04-21-2020	WD			FR	Field Review
17-3633	10-19-2017	835	Sid/Wind/Roof/	6,000	06-30-2018	100	06-30-2018	Re-Side	02-26-2020	SAF			20	Sale Review
									01-24-2020	CK	03		16	In Office Review
									10-25-2000	PT	01		00	Meas/Listed-Interior Acces
									05-05-2000	JG			03	Cycl Insp Comp

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	RD-	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0107	1.400		1.0000	538,589.8	215,400
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			215,400	

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	06	Cust Wd Panel			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	322,262
Year Built	1972
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	267,500
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	1999		83		0.00	4,200
WDC	Wood Decking	L	238	20.00	1996		54		0.00	2,800
GAR	Attached Gara	B	384	40.00	1999		83		0.00	13,000
BMT	Basement-Unfi	B	1,046	26.01	1999		83		0.00	22,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,046	1,046	1,046	308.09	322,262
BMT	Basement Area	0	1,046	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDK	Wood Deck	0	238	0	0.00	0
Ttl Gross Liv / Lease Area		1,046	2,714	1,046		322,262

