

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
WAY, ANDREW W & MARTINELLI, NA 5 PERSHING AVENUE FRAMINGHAM MA 01702	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDENTL	1010	371,900	371,900		
		6 Septic				RES LAND	1010	149,600	149,600		
SUPPLEMENTAL DATA						Total				521,500	521,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 20 #DL 2 GIS ID F_979969_2697632				Plan Ref. 212/61 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)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
WAY, ANDREW W & MARTINELLI, NANC	35640	161	02-15-2023	U	I	10	1F	2023	1010	318,300	2022	1010	274,800	2021	1010	198,100
WAY, ANDREW W & MARTINELLI, NANC	24323	0271	01-25-2010	U	I	1	1A									
WAY, ANDREW W	24017	0059	09-08-2009	Q	I	190,000	00		1010	136,000		1010	100,800		1010	100,800
ALGER, DANIEL & JEAN O	13441	0095	12-20-2000	U	I	115,000	1A								1010	5,700
OSTIGUY, JANE N	1414	0063	09-26-1968	U		0		Total		454,300	Total		375,600	Total		304,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES														
This signature acknowledges a visit by a Data Collector or Assessor														
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										337,100				
Appraised Xf (B) Value (Bldg)										28,500				
Appraised Ob (B) Value (Bldg)										6,300				
Appraised Land Value (Bldg)										149,600				
Special Land Value										0				
Total Appraised Parcel Value										521,500				
Valuation Method										C				
Total Appraised Parcel Value										521,500				

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
SM-21-59	05-15-2021	834	Sheet Metal	2,500	06-30-2021	100	06-30-2021	Add HVAC feed and return to 1		06-02-2021	SR	02		02	Bldg Permit Completed
20-3412	11-19-2020	804	Addn Alt-Res	38,070	06-02-2021	100	06-30-2021	add to existing dwelling a 12'x		02-02-2018	SR	02		03	Cycl Insp Comp
201505365	08-31-2015	IN	Insulation	2,308	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI		05-22-2013	RB	03		02	Bldg Permit Completed
201204784	08-13-2012	AD	Addition	57,500	05-01-2013	100	06-30-2013	ADD'N 14X36-DINRM/BTH/HE		08-02-2011	NF	03		16	In Office Review
										01-03-2002	PT	01		00	Meas/Listed-Interior Acces
										07-15-1991	ML	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	4	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0105	1.000		1.0000	554,178.6	149,600
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			149,600	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	00				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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	386,011
Year Built	2012
Effective Year Built	2012
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	337,100
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
WDC	Wood Deck w/	L	79	18.00	2012		86		0.00	2,700
PAT2	Patio-Good	L	321	9.94	2012		93		0.00	3,000
FOP	Open Porch-ro	B	14	55.00	2014		95		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	672	672	672	259.75	174,551	
FOP	Open Porch	0	14	0	0.00	0	
Ttl Gross Liv / Lease Area		672	686	672		174,551	

