

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HERLIHY, JAMES J III & KRISTIN I 152 WINIFRED AVENUE WORCESTER MA 01602	1	Level	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
	4	Gas					RESIDNTL	1010	275,400	275,400
	6	Septic					RES LAND	1010	147,800	147,800
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_981260_2697456			Plan Ref. 197/123 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		423,200	423,200	

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HERLIHY, JAMES J III & KRISTIN I	34502	135	09-24-2021	Q	I	439,900	00	Year	Code	Assessed	Year	Code	Assessed			
TRIGLIA FAM LIMITED PARTNERSHIP	34502	133	09-23-2021	U	I	1	1F	2023	1010	239,400	2022	1010	187,000			
TRIGLIA, JOAN & TRIGLIA FAM LIMITED	15507	261	08-23-2002	U	I	1	1F		1010	134,400		1010	99,500			
TRIGLIA, ROBERT L & JOAN	1400	0076	05-10-1968	U	V	0		Total		373,800	Total		286,500	Total		252,800

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
0105			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	243,900
Appraised Xf (B) Value (Bldg)	30,900
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	147,800
Special Land Value	0
Total Appraised Parcel Value	423,200
Valuation Method	C
Total Appraised Parcel Value	423,200

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
19-442	02-12-2019	804	Addn Alt-Res	1,500		100		removing interior wall between	05-22-2020	WD			FR	Field Review
19-441	02-12-2019	835	Sid/Wind/Roof/	600		100		1 window replacement	01-08-2018	SR	02		03	Cycl Insp Comp
B28898	02-01-1986	AD	Addition	25,000	01-15-1987	100	12-31-1987	HY REPAIR	08-03-2011	RB	03		16	In Office Review
									01-20-2011	LH	03		16	In Office Review
									06-14-2007	NF	04		44	Drive by inspection only
									01-18-2002	PT	01		00	Meas/Listed-Interior Acces
									12-15-1991	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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value				147,800

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		290,332
Year Built		1967
Effective Year Built		1999
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		243,900
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	1991		84		0.00	4,200
FEP	Enclosed porc	B	100	70.00	1991		84		0.00	7,000
BMT	Basement-Unfi	B	840	26.01	1991		84		0.00	19,700
PAT2	Patio-Good	L	64	9.94	1993		74		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	980	980	980	296.26	290,332
BMT	Basement Area	0	840	0	0.00	0
FEP	Enclosed Porch	0	100	0	0.00	0
PTO	Patio	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		980	1,984	980		290,332

