

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FALLON, THOMAS E & MARION A 21 MT. VERNON AVENUE BRAINTREE MA 02184		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	348,400	348,400
			6 Septic			RES LAND	1010	174,300	174,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 23 #DL 2 GIS ID F_983463_2696496			Plan Ref. Land Ct# 36483-D #SR Life Estate PP STATU Assoc Pid#			Total 522,700 522,700			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FALLON, THOMAS E & MARION A	C194056	0	04-19-2011	U	I	222,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREENE, JOSEPH P & PAULINE A TRS	C192981	0	11-19-2010	U	I	1	1A	2023	1010	308,300	2022	1010	257,800	2021	1010	213,900
GREENE, MARY E	#D92748	0	06-30-2003	U	I	0	1F		1010	172,300		1010	122,500		1010	122,500
GREENE, JOSEPH & MARY E	C137992	0	08-15-1995	Q	I	111,000	U								1010	7,700
ELDER, HAROLD B JR	C135938	0	12-15-1994	U	I	1	A	Total		480,600	Total		380,300	Total		344,100

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				HYAN	Appraised Bldg. Value (Card)	317,100	
					Appraised Xf (B) Value (Bldg)	23,600	
					Appraised Ob (B) Value (Bldg)	7,700	
					Appraised Land Value (Bldg)	174,300	
					Special Land Value	0	
					Total Appraised Parcel Value	522,700	
					Valuation Method	C	
					Total Appraised Parcel Value	522,700	

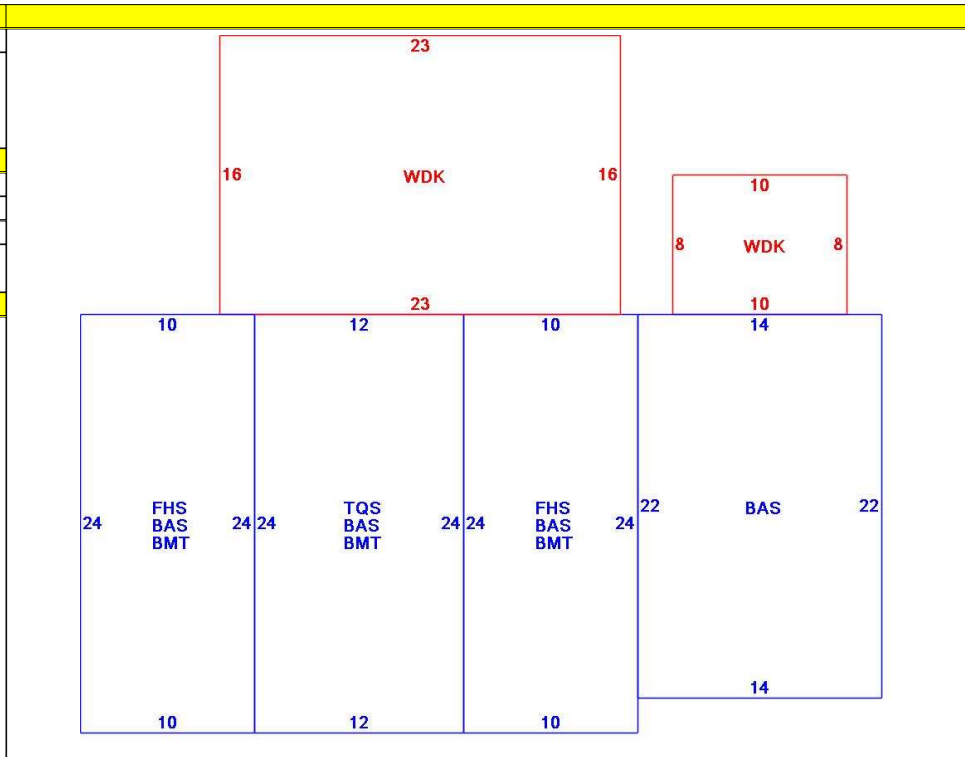
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-846	03-17-2020	822	Insulation	2,892		100		Air Sealing & Weatherization	02-19-2020	SR	02		02	Bldg Permit Completed
18-2260	09-10-2018	804	Addn Alt-Res	4,000	09-26-2019	100	06-30-2020	replace existing garage door w	01-26-2018	SR	02		03	Cycl Insp Comp
B27696	04-01-1985	DW	Dwelling	70,000	01-15-1986	100	06-30-1986	HY 1 STOR	01-31-2014	JR	03		16	In Office Review
									02-12-2002	PT	01		00	Meas/Listed-Interior Acces
									03-15-1991	MQ				

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	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0106	1.150		1.0000	528,273.7	174,300
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			174,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	377,524
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	317,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
WDC	Deck comp w	L	368	28.00	1999		60		0.00	6,000
BMT	Basement-Unfi	B	768	26.01	2000		84		0.00	18,600
WDC	Wood Decking	L	80	20.00	1993		48		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,076	1,076	1,076	251.18	270,270
BMT	Basement Area	0	768	0	0.00	0
FHS	Half Story	240	480	240	125.59	60,283
TQS	Three Quarter Story	187	288	187	163.09	46,971
WDK	Wood Deck	0	448	0	0.00	0
Ttl Gross Liv / Lease Area		1,503	3,060	1,503		377,524

