

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COLLURA, RITA M							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
34 HARRINGTON RD							RESIDNTL	1010	733,700	733,700	
WALTHAM MA 02452							RES LAND	1010	214,500	214,500	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 6 & 7 #DL 2 GIS ID F_984548_2695939			Plan Ref. 84/5 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		948,200	948,200		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COLLURA, RITA M	21498	0056	11-03-2006	Q	I	660,000	00	1F	Year	Code	Assessed	Year	Code	Assessed
COLLURA, PETER F & RITA M	10578	0144	01-22-1997	U	I	55,000	1L		2023	1010	634,600	2022	1010	557,100
CUMMISKEY, JOHN F & CAROLA	10578	0141	01-22-1997	U	I	0				1010	195,000		1010	134,100
CHASE, ROY S	1314	0226	10-15-1965	U		0				1010	0		1010	54,500
CHASE, ROY S & GAIL C	Total		Total		829,600		Total		691,200		Total		598,000	

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			
0107				HYAN			
NOTES				Appraised Bldg. Value (Card) 622,900 Appraised Xf (B) Value (Bldg) 56,300 Appraised Ob (B) Value (Bldg) 54,500 Appraised Land Value (Bldg) 214,500 Special Land Value 0 Total Appraised Parcel Value 948,200 Valuation Method C Total Appraised Parcel Value 948,200			

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
20-2855	10-01-2020	835	Sid/Wind/Roof/	12,351		100		Re-shingling entire roof of hou	05-26-2020	WD			FR	Field Review
65441	11-21-2002	RA	Remodel-Additi	100,000	02-24-2002	100	01-01-2004	DET GARAGE	08-27-2018	EO	03		16	In Office Review
57069	11-09-2001	OB	Out Building	40,000	01-01-2002	100			01-05-2018	SR	02		03	Cycl Insp Comp
42581	11-22-1999	AD	Addition	7,000	06-09-2000	100	01-01-2001		06-25-2004	MF	02		02	Bldg Permit Completed
									04-30-2002	MF	02		12	Outbuilding Insp Only
									02-24-2002	MF	02		40	Bldg Permit N/C
									06-09-2000	MF	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	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0107	1.400		1.0000	564,530.0	214,500
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value			214,500	

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	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	31	3 Full-1 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	759,599
Year Built	1960
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	622,900
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
BRR	Bsmt Rec Rm-	B	540	8.05	1998		82		0.00	3,600
FPL3	Fireplace 2 sto	B	1	7000.00	1998		82		0.00	5,700
BGAR	Bsmt Garage	B	1	2326.00	1998		82		0.00	1,900
SPL2	Pool Vinyl	L	572	55.00	1997		56	00	1.00	17,300
FGR7	Gar w/Lft Goo	L	600	70.00	2001		82	00	1.00	34,400
BMT	Basement-Unfi	B	2,587	26.01	1998		82		0.00	45,100
PAT1	Patio- Average	L	288	5.89	2018		99		0.00	1,700
SHED	Shed	L	64	18.00	2018		98		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,602	2,602	2,602	251.94	655,548
BMT	Basement Area	0	2,489	0	0.00	0
FUS	Upper Story	413	413	413	251.94	104,051
Ttl Gross Liv / Lease Area		3,015	5,504	3,015		759,599

