

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
GUARINO, FRANCESCO & MICHELE 79 FIRST ST MEDFORD MA 02155	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed	
		4 Gas				RESIDNTL	1010	331,100	331,100	
		6 Septic				RES LAND	1010	140,000	140,000	
SUPPLEMENTAL DATA						Total				471,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 18 #DL 2 GIS ID F_983156_2703083				Plan Ref. 342/56 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)					
GUARINO, FRANCESCO & MICHELE	7568	0074	06-15-1991	U	V	1	A	Year	Code	Assessed	Year	Code	Assessed
GUARINO, FRANCESCO	6894	0134	09-15-1989	U	V	1	A	2023	1010	284,200	2022	1010	247,500
GUARINO, FRANCESCO & BARBARA M	4350	0048	12-15-1984	Q	V	20,000	U		1010	134,300		1010	99,500
PETRONI & SON BUILDERS INC	3736	0209	05-15-1983	U	V	100,000	N	Total		418,500	Total		347,000
								Total		296,600	Total		296,600

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	294,500	
					Appraised Xf (B) Value (Bldg)	32,400	
					Appraised Ob (B) Value (Bldg)	4,200	
					Appraised Land Value (Bldg)	140,000	
					Special Land Value	0	
					Total Appraised Parcel Value	471,100	
					Valuation Method	C	
					Total Appraised Parcel Value	471,100	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-04-2020	WD			FR	Field Review
										01-16-2018	KM	02		03	Cycl Insp Comp
										09-25-2007	PT	02		01	Meas/Est
										02-16-2001	PT	01		00	Meas/Listed-Interior Acces
										01-15-1991	ME	02		01	Meas/Est

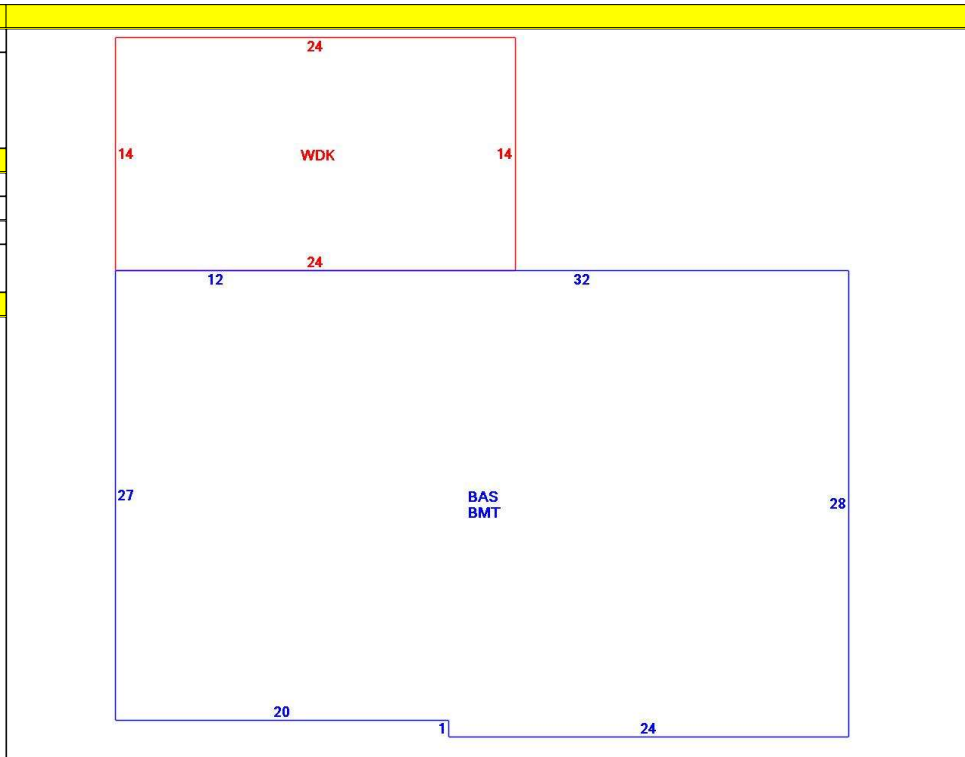
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20062098	07-27-2006	WD	Wood Deck	6,000	09-25-2007	100	06-30-2007			05-04-2020	WD			FR	Field Review
B33702	04-01-1990	DW	Dwelling	60,000	03-15-1991	100	12-31-1991	HY 1 STOR		01-16-2018	KM	02		03	Cycl Insp Comp

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0104	0.900		1.0000	311,035.5	140,000
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			140,000	

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	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	342,402
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	294,500
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	2003		86		0.00	4,300
WDC	Wood Decking	L	336	20.00	2001		64		0.00	4,200
BMT	Basement-Unfi	B	1,212	26.01	2003		86		0.00	25,900
FPLG	Gas Fireplace-	B	1	2500.00	2003		86		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,212	1,212	1,212	282.51	342,402
BMT	Basement Area	0	1,212	0	0.00	0
WDK	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		1,212	2,760	1,212		342,402

