

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
YING, WANG & SHEN 5 ALBAMONT ROAD WINCHESTER MA 01890			1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed	
					4	Gas					RESIDENTL	1010	492,400	492,400	
					2	Public Water					RES LAND	1010	131,000	131,000	
SUPPLEMENTAL DATA												Total		623,400	623,400
Alt Prcl ID				Plan Ref. 225/109											
Split Zonin				Land Ct#											
BID Parcel				#SR											
ResExpt Q				Life Estate											
#DL 1 LOT 21				PP STATU											
#DL 2															
GIS ID F_985365_2702878				Assoc Pid#											

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
YING, WANG & SHEN			34195	211	06-10-2021		Q	I			535,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DASILVA, UILLIAN			31463	0178	08-15-2018		U	I			71,518	1L	2023	1010	374,800	2022	1010	307,700	2021	1010	230,400
FEDERAL NATIONAL MORTGAGE ASSC			31360	0324	06-25-2018		U	I			168,300	1L		1010	125,700			93,100			88,200
PARSONS, STEPHEN			20795	0029	03-06-2006		U	I			159,900	1I								1010	1,000
BANK OF NEW YORK TR			20461	0274	11-10-2005		U	I			175,233	1L									
												Total		500,500	Total		400,800	Total		319,600	

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)			473,700
					Appraised Xf (B) Value (Bldg)			17,700
					Appraised Ob (B) Value (Bldg)			1,000
					Appraised Land Value (Bldg)			131,000
					Special Land Value			0
					Total Appraised Parcel Value			623,400
					Valuation Method			C
					Total Appraised Parcel Value			623,400

NOTES													

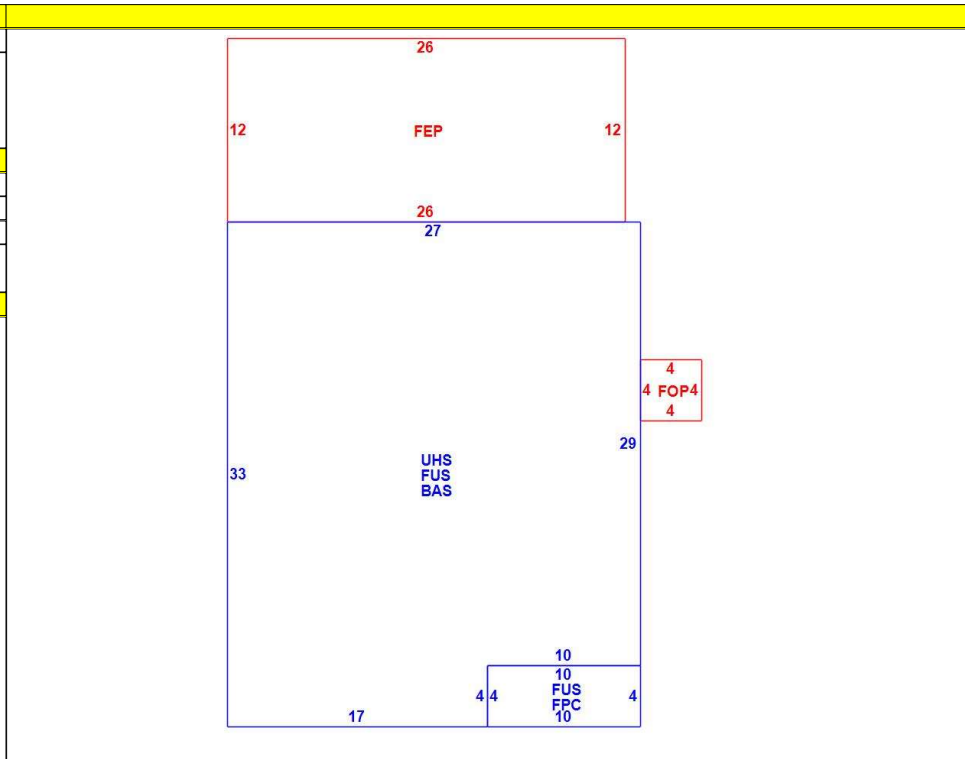
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-2556	09-24-2020	834	Sheet Metal	9,700	02-10-2021	100	06-30-2021	Install new hvac system	11-23-2022	CK	03		16	In Office Review
20-271	02-19-2020	804	Addn Alt-Res	5,000	02-10-2021	100	06-30-2021	ADDING SUN ROOM	08-26-2021	BM	03		16	In Office Review
19-1937	06-14-2019	804	Addn Alt-Res	60,000	02-10-2021	100	06-30-2021	renovation, build 2nd floor all n	02-10-2021	SR	02		02	Bldg Permit Completed
18-2058	06-27-2018	891		0	06-30-2019	100	06-30-2019	zoning compliance cert.	07-20-2020	SR	02		13	CALL BACK
20061806	07-17-2006	RE	Remodel		11-03-2006	100	06-30-2008	APTX NO COST	05-04-2020	WD			FR	Field Review
79893	10-15-2004	RE	Remodel	20,000	11-03-2006	100	06-30-2008	REDO DORMER	01-07-2020	SR	01		13	CALL BACK
									11-25-2014	JR	03		16	In Office Review

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	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0104	0.900	MKT ADJ	1.0000	595,249.1	131,000
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value				131,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	20	2 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		557,303
Year Built		2019
Effective Year Built		2017
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		2
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		85
Percent Good		85
RCNLD		473,700
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
SHED	Shed	L	126	18.00	1990		42		0.00	1,000
FOPC	Open Prch-roo	B	40	55.00	2019		85		0.00	2,100
FOP	Open Porch-ro	B	16	55.00	2019		85		0.00	1,300
FEP	Enclosed porc	B	312	70.00	2019		85		0.00	14,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	851	851	851	279.07	237,489
FEP	Enclosed Porch	0	312	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
FUS	Upper Story	891	891	891	279.07	248,651
UHS	Half Story, Unfinished	0	851	255	83.62	71,163
Ttl Gross Liv / Lease Area		1,742	2,961	1,997		557,303

