

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON, NORMAN H TR NORMAN H WILSON REVOCABLE T C/O JOHN WILSON 23 LEONARD ROAD LEXINGTON MA 02420		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	294,900	294,900
			6 Septic			RES LAND	1010	133,000	133,000
SUPPLEMENTAL DATA									
		Alt Prcl ID	Split Zonin RB;HB	Plan Ref. 261/37					
		BID Parcel		Land Ct#					
		ResExpt Q		#SR					
		#DL 1 LOT 138		Life Estate					
		#DL 2		PP STATU					
		GIS ID F_984032_2704132		Assoc Pid#					
						Total		427,900	427,900

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WILSON, NORMAN H TR		32157 0069	07-16-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
WILSON, NORMAN H		32157 0065	07-16-2019	U	I	1	1F	2023	1010	256,100	2022	1010	220,200		
WILSON, NORMAN H & MARJORIE M		16322 0218	01-30-2003	Q	I	209,500	00		1010	127,700		1010	94,600		
HOLUBOWICH, MICHAEL & ROBERTA		12098 0303	03-02-1999	U	I	0	1A					1010	3,600		
HOLUBOWICH, MICHAEL & ROBERTA &		10517 0201	12-09-1996	Q	I	91,000	00								
								Total		383,800	Total		314,800	Total	269,500

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	Batch
0104				HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	264,000
Appraised Xf (B) Value (Bldg)	27,300
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	133,000
Special Land Value	0
Total Appraised Parcel Value	427,900
Valuation Method	C
Total Appraised Parcel Value	427,900

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
16-2181	08-01-2016	835	Sid/Wind/Roof/	22,535		100		Re-Side and Replacement W in		07-31-2020	CK	22		22	Change of Address
										05-04-2020	WD			FR	Field Review
										10-03-2017	KM	02		03	Cycl Insp Comp
										02-25-2015	TR	03		16	In Office Review
										10-31-2003	PT	01		00	Meas/Listed-Interior Acces
										02-16-2001	PT	01		00	Meas/Listed-Interior Acces
										09-15-1987	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	SPLI	4	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	334,207
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	264,000
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	1994		79		0.00	4,000
BMT	Basement-Unfi	B	1,176	26.01	1994		79		0.00	23,300
WDC	Wood Decking	L	120	20.00	2017		96		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	284.19	334,207
BMT	Basement Area	0	1,176	0	0.00	0
WDC	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,176	2,472	1,176		334,207

