

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MUSHINSKY, SOPHIE A 40 WOODMERE RD FRAMINGHAM MA 01701	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1040	247,800		247,800
			6	Septic			RES LAND	1040	144,300	144,300	
SUPPLEMENTAL DATA						Total		392,100	392,100		
Alt Prcl ID		Split Zonin		Plan Ref. 244/95							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 16				#SR							
#DL 2				Life Estate							
GIS ID F_986711_2696764				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MUSHINSKY, SOPHIE A		1516 0289	06-23-1971	U		0		Year	Code	Assessed	Year	Code	Assessed
								2023	1040	236,200	2022	1040	270,300
									1040	131,200		1040	97,200
											2021	1040	227,300
												1040	97,200
												1040	3,800
								Total		367,400	Total		367,500
								Total			Total		328,300

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				
0105				HYAN	Appraised Bldg. Value (Card)			217,000
					Appraised Xf (B) Value (Bldg)			27,000
					Appraised Ob (B) Value (Bldg)			3,800
					Appraised Land Value (Bldg)			144,300
					Special Land Value			0
					Total Appraised Parcel Value			392,100
					Valuation Method			C
					Total Appraised Parcel Value			392,100

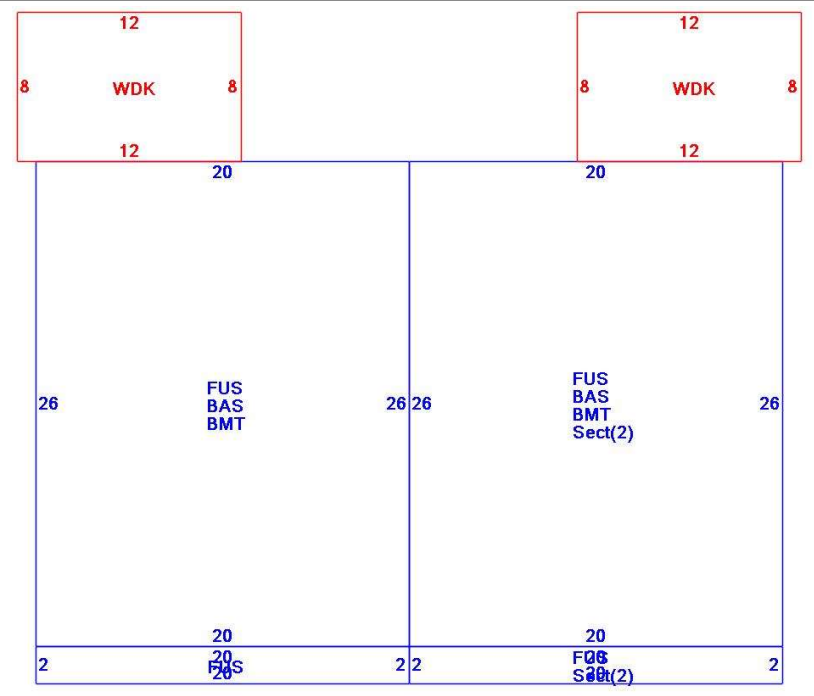
NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201503895	06-23-2015	NW	New Windows	3,000	06-30-2015	100	06-30-2016	REPLACEMENT WINDOWS 1	05-07-2020	WD			FR	Field Review	
									11-22-2017	SR	02		03	Cycl Insp Comp	
									07-22-2016	JR	03		16	In Office Review	
									07-24-2015	SR	01		13	CALL BACK	
									08-29-2014	MW	02		13	CALL BACK	
									02-10-2014	MW	02		13	CALL BACK	
									01-13-2014	NF	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	1040	Two Family	RB	4	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0105	1.000		1.0000	687,371.2	144,300
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			144,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	2 Full-2 Half			

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

COST / MARKET VALUATION		
Building Value New		314,496
Year Built		1971
Effective Year Built		1991
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		78
RCNLD		217,000
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
WDC	Wood Decking	L	96	20.00	1997		56		0.00	1,900
BMT	Basement-Unfi	B	520	26.01	1993		78		0.00	13,500
BMT	Basement-Unfi	B	520	26.01	1993		78		0.00	13,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	520	520	520	145.60	75,712
BMT	Basement Area	0	520	0	0.00	0
FUS	Upper Story	560	560	560	145.60	81,536
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	1,792	1,080		157,248



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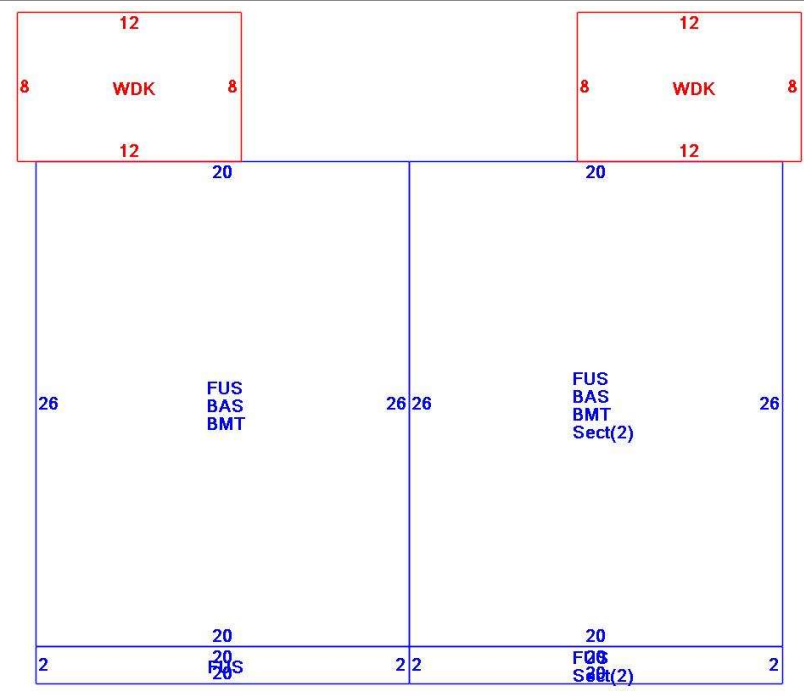
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Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		60
Percent Good		60
RCNLD		217,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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