Property Location 121 WINTER STREET | Map ID 309/ 107/ / / | Bldg Name | State Use 1010
Vision ID 25273 | Account # 223813 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 4:52:43 PM

CURRENT OWNER

COHEN, CECILLE V & ELI TRS
121 WINTER STREET REALTY TRUS
84 ROOSEVELT ROAD

MEDFORD MA 02155

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	1	All Public	1	Paved		
		4	Gas				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	DEED DESCRIPT
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1		PP STATU	
#DL 2			
GIS ID	F_987555_2701680	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	193,600	193,600
RES LAND	1010	137,300	137,300
Total		330,900	330,900

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
COHEN, CECILLE V & ELI TRS	28063	0015	04-01-2014	U	I	10	1F
COHEN, CECILLE V & ELI	27575	0001	07-26-2013	Q	I	148,000	00
BALL, JEAN P & SPENCER J	7223	0051	07-15-1990	U	I	1	1A
BALL, JEAN P & SPENCER J	7079	0224	03-02-1990	Q	I	115,000	00
RICHARDSON, ALICE M &	P0960-E1	0	07-15-1989	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	173,200	2022	1010	147,600	2021	1010	127,900
	1010	131,800		1010	97,600		1010	92,500
	Total	305,000		Total	245,200		Total	220,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	160,900
Appraised Xf (B) Value (Bldg)	32,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	137,300
Special Land Value	0
Total Appraised Parcel Value	330,900
Valuation Method	C
Total Appraised Parcel Value	330,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-3447	10-24-2018	839	Solar Panel-Re	9,240		0		Installation of roof mounted ph
17-3452	10-16-2017	822	Insulation	5,878	06-30-2018	100	06-30-2018	Weatherization
B36710	05-01-1994	AD	Addition	1,500	01-15-1995	100	12-31-1995	HY REMODE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-05-2020	WD			FR	Field Review
10-02-2019	CK	03		02	Bldg Permit Completed
12-19-2017	SR	02		03	Cycl Insp Comp
08-28-2015	NF	03		16	In Office Review
01-21-2014	JR	03		16	In Office Review
06-17-2003	PT	02		01	Meas/Est
03-12-2001	SM	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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0104	0.900		1.0000	381,432.0	137,300

Total Card Land Units 0.36 AC | Parcel Total Land Area 0.36 | Total Land Value 137,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.15	1 Story w/FAT
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		
Interior Floor 1	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	4	4 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

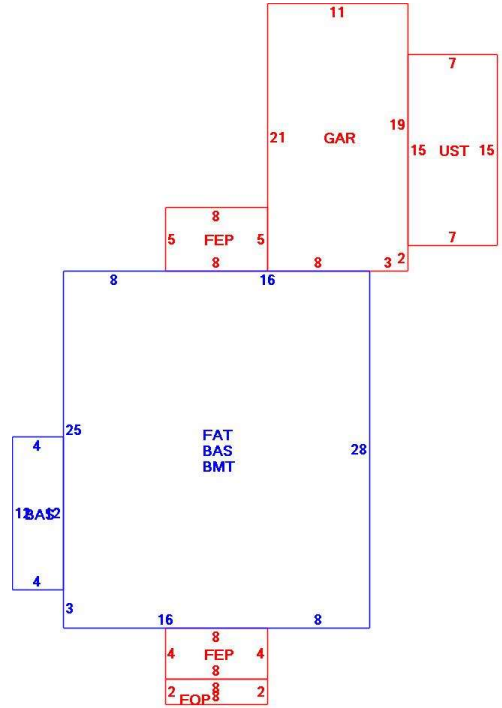
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	233,131
Year Built	1936
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	160,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
FOP	Open Porch-ro	B	16	55.00	1979		69		0.00	1,100
FEP	Enclosed porc	B	72	70.00	1979		69		0.00	4,700
GAR	Attached Gara	B	231	40.00	1979		69		0.00	7,600
UST	Utility Storage-	B	105	17.11	1979		69		0.00	1,000
BMT	Basement-Unfi	B	672	26.01	1979		69		0.00	14,200
SOL1	Solar PV Pane	B	14	860.00	1979		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	283.96	204,451
BMT	Basement Area	0	672	0	0.00	0
FAT	Attic, Finished	101	672	101	42.68	28,680
FEP	Enclosed Porch	0	72	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
GAR	Attached Garage	0	231	0	0.00	0
UST	Utility Enclosure	0	105	0	0.00	0
	Ttl Gross Liv / Lease Area	821	2,488	821		233,131