

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANFERDINI, DONALD R & ALICIA L		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
56 GREENLodge STREET						RESIDENTL	1010	247,100	247,100
DEDHAM MA 02026						RES LAND	1010	122,100	122,100
SUPPLEMENTAL DATA									
Alt Prcl ID				Plan Ref.					
Split Zonin				Land Ct# 11519-G(SH 2)					
BID Parcel				#SR					
ResExpt Q				Life Estate					
#DL 1 LOT 232-S				PP STATU					
#DL 2				Assoc Pid#					
GIS ID F_986891_2704452						Total 369,200 369,200			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MANFERDINI, DONALD R & ALICIA L		C188225	0	03-31-2009	U	I	139,200	1	Year	Code	Assessed	Year	Code	Assessed
CRAIG, TONI M & MANDRAVELIS, PETE		C186925	0	09-16-2008	U	I	85,000	1	2023	1010	210,100	2022	1010	179,800
POVIO, DANIELLE NICOLE		C171427	0	12-01-2003	U	I	1	1A		1010	117,200		1010	86,800
DELIAS, MARY		#D67766	0	10-04-1996	U	I	1	1A					1010	6,800
POVIO, JOHN P		C142249	0	10-04-1996	Q	I	49,000	00	Total 327,300 Total 266,600 Total 225,300					

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	236,700
Appraised Xf (B) Value (Bldg)	3,600
Appraised Ob (B) Value (Bldg)	6,800
Appraised Land Value (Bldg)	122,100
Special Land Value	0
Total Appraised Parcel Value	369,200
Valuation Method	C
Total Appraised Parcel Value	369,200

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
201307963	11-06-2013	RW	Repair Work	80,000	12-29-2014	100	06-30-2015	RW REPAIR FM FIRE-ROOF	02-04-2021	CK	22		22	Change of Address
301307614	10-28-2013	DE	Demolish	15,000	06-30-2014	100	06-30-2014	DE REMOV TRIM,DRS,DRYW	05-06-2020	WD			FR	Field Review
201105824	11-16-2011	AD	Addition	42,000	03-30-2012	100	06-30-2012	AD 16X16 BDRM	02-11-2015	MW	02		02	Bldg Permit Completed
201006446	11-29-2010	NW	New Windows	828	06-30-2011	100	06-30-2011	NW REPLC 1 WIND .33 U VA	09-02-2014	MW	02		13	CALL BACK
200805334	09-24-2008	NS	New Siding	1,200	06-30-2009	100	06-30-2009	NS RESIDE	07-15-2013	MW	02		13	CALL BACK
80367	11-02-2004	WD	Wood Deck	900	04-05-2006	100	01-01-2006	RAMP	04-23-2013	NF	02		13	CALL BACK
									04-22-2013	NF	03		16	In Office Review

LAND LINE VALUATION SECTION

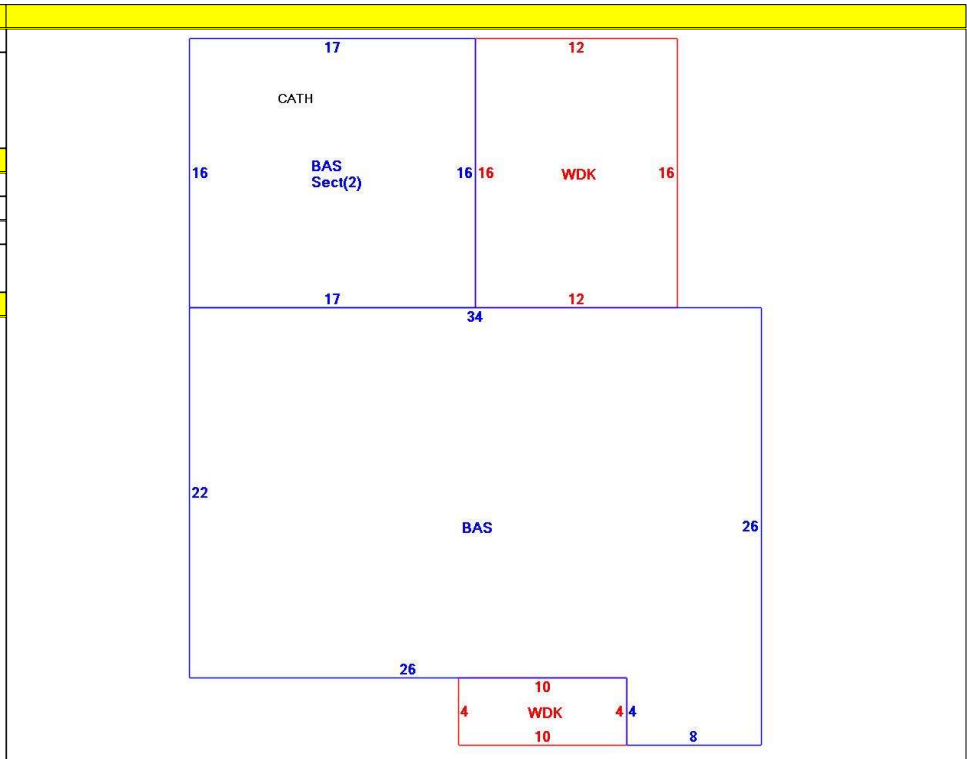
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RB	4	0.140	AC	176,344.00	5.49485	1.0000	5	1.00	0104	0.900		1.0000	872,091.6	122,100

Total Card Land Units 0.14 AC Parcel Total Land Area 0.14 Total Land Value 122,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	23	Laminate			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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	307,586
Year Built	1952
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	236,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1984		71		0.00	3,600
WDC	Wood Deck w/	L	40	18.00	2011		84		0.00	1,900
WDC	Wood Deck w/	L	192	18.00	2011		84		0.00	3,500
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	292.38	228,058
WDC	Wood Deck	0	232	0	0.00	0
Ttl Gross Liv / Lease Area		780	1,012	780		228,058



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						Total		369,200	369,200

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						Total			Total		327,300	Total		266,600
									Total			Total		225,300

EXEMPTIONS			OTHER ASSESSMENTS					
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Total			0.00					

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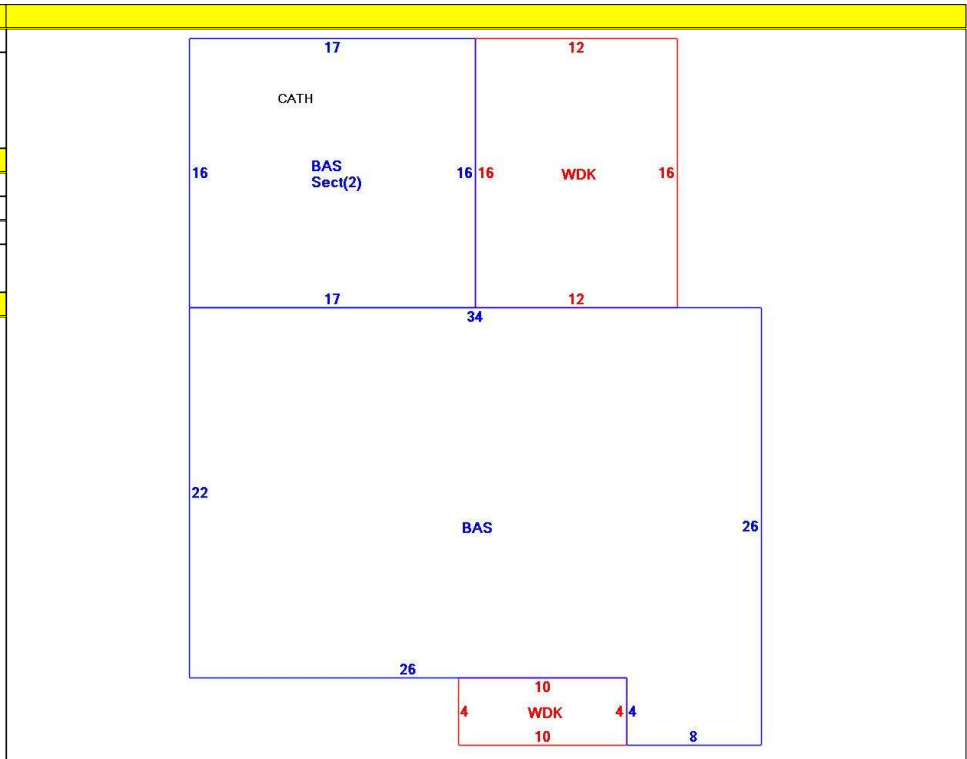
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Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	1				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
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Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	307,586
Year Built	2011
Effective Year Built	2011
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	236,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	272	272	272	292.38	79,528
Ttl Gross Liv / Lease Area		272	272	272		79,528

