

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TRIVEDI LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
1143 HANCOCK ST								RESIDNTL	1020	532,300	532,300		
QUINCY MA 02169													
SUPPLEMENTAL DATA													
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 18964-N-1 THRU							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 UNIT 21						PP STATU							
#DL 2 BLDG 3						Assoc Pid#							
GIS ID F_989966_2695756						Total						532,300	532,300

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TRIVEDI LLC				C21-2	0	10-19-2006	Q	I	529,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RIORDAN, KEVIN M & ANGELA M				C21-2	0	09-25-2002	Q	I	280,000	00	2023	1020	389,600	2022	1020	352,800	2021	1020	360,700
SAVIOLI, FRANCES M				C21-2	0	09-11-2000	Q	I	225,000	00								1020	7,000
SOUZA, MARIE M				C21-2	0	07-17-1998	Q	I	121,000	00									
GARDNER, JAY C & ARDELLE L				C21-2	0	04-15-1986	U	I	1	1A									
Total										389,600	Total	352,800	Total	367,700					

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			511,400
Appraised Xf (B) Value (Bldg)			13,900
Appraised Ob (B) Value (Bldg)			7,000
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			532,300
Valuation Method			C
Total Appraised Parcel Value			532,300

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
54133	06-25-2001	RW	Repair Work	6,000	01-01-2002	100		DECK	05-23-2023	TR	03		16	In Office Review
36964	03-08-1999	RE	Remodel	10,000		100	01-01-2000		05-11-2020	WD			FR	Field Review
									04-24-2019	SR	02		03	Cycl Insp Comp
									02-02-2012	TP	03		16	In Office Review
									10-12-2006	NF	02		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	RB	4		0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	B	Custom			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1539				
Bath Split	21	2 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104266	C   0500	Ownr   0.6
	YACHTSMAN	B   1	S   1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	105

COST / MARKET VALUATION	
Building Value New	616,085
Year Built	1975
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	511,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

1	2	11	4
4	4	WDK	
1	2	11	
		14	
21		UAT FUS BAS BMT	21
		14	
7		UAT FUS BAS	7
		14	
9		WDK FUS BAS	9
		14	
2	7	14	FUS BAS
3	7	33	7

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	Deck comp w	L	126	28.00	1997		56		0.00	3,000
BMT	Basement-Unfi	B	294	26.01	1999		83		0.00	10,200
UST	Utility Storage-	B	12	17.11	1999		83		0.00	300
FPLG	Gas Fireplace-	B	1	2500.00	1999		83		0.00	2,100
WDC	Deck comp w	L	44	28.00	1997		56		0.00	2,100
WDC	Deck comp w	L	36	28.00	1997		56		0.00	1,900
FOPC	Open Prch-roo	B	21	55.00	1999		83		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	567	567	567	515.98	292,560
BMT	Basement Area	0	294	0	0.00	0
FPC	Open Porch Conc. Floor	0	21	0	0.00	0
FUS	Upper Story	588	588	588	515.98	303,395
UAT	Attic, Unfinished	0	392	39	51.33	20,123
UST	Utility Enclosure	0	12	0	0.00	0
WDK	Wood Deck	0	178	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	2,052	1,194		616,078

