

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PATALANO, VINCENT JAMES II & DO								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
12 NORWOOD STREET								RESIDNTL	1020	1,070,800	1,070,800			
WINCHESTER MA 01890														
SUPPLEMENTAL DATA												VISION		
Alt Prcl ID						Plan Ref.								
Split Zonin						Land Ct# 18964-N-1 THRU								
ResExpt Q						Life Estate								
#DL 1 UNIT 100						PP STATU								
#DL 2 BLDG 3E						Assoc Pid#								
GIS ID F_989966_2695756												Total	1,070,800	1,070,800

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PATALANO, VINCENT JAMES II & DONNA							C21-1	0	10-15-2021	U	I	925,000	1	Year	Code	Assessed	Year	Code	Assessed
GAGNE, RICHARD A							C21-1	0	12-15-1993	Q	I	215,000	U	2023	1020	776,200	2022	1020	700,200
KANE, LYNNE K							C21-1	0	11-15-1990	U	I	1	A				2021	1020	719,200
KANE, PETER D							C21-1	0		U		0						1020	11,700
Total														Total	776,200	Total	700,200	Total	730,900

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												
0001				HYAN												
NOTES																
Total Appraised Parcel Value 1,070,800																

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	
BLDC-21-22	11-01-2021	803	Addn Alt-Comm	14,175	05-27-2022	100	06-30-2022	Removing existing 8ft slider an installaion of one new high effi	05-23-2023	TR	03		16	In Office Review	
19-1194	04-24-2020	888		0	06-30-2020	100	06-30-2020		08-23-2022	CK	03		16	In Office Review	
									01-27-2022	BM	03		16	In Office Review	
									06-30-2020	TR	03		16	In Office Review	
									05-11-2020	WD				Field Review	
									04-30-2019	SR	02		03	Cycl Insp Comp	
									08-01-2012	TP	03		16	In Office Review	

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	3	3 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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1695				
Bath Split	21	2 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104266	C 0500	Owne	0.9	
	YACHTSMAN	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	WFT	WFT	155		
COST / MARKET VALUATION					
Building Value New			1,271,897		
Year Built			1975		
Effective Year Built			1997		
Depreciation Code			A		
Remodel Rating					
Year Remodeled			17		
Depreciation %			0		
Functional Obsol			0		
External Obsol			1		
Trend Factor					
Condition					
Condition %			83		
Percent Good					
Cns Sect Rcnd			1,055,700		
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
WDC	Deck comp w	L	108	28.00	1997		56		0.00	2,800
FPLG	Gas Fireplace	B	1	2500.00	1999		83		0.00	2,100
UST	Utility Storage	B	24	17.11	1999		83		0.00	400
WDC	Deck comp w	L	112	28.00	1997		56		0.00	2,900
WDC	Deck comp w	L	125	28.00	1997		56		0.00	3,000
WDC	Deck comp w	L	121	28.00	1997		56		0.00	3,000
FOPC	Open Prch-roo	B	12	55.00	1999		83		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	570	570	570	750.81	427,963
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
FTS	Finished Third Story	438	438	438	750.81	328,856
FUS	Upper Story	686	686	686	750.81	515,057
UST	Utility Enclosure	0	24	0	0.00	0
WDK	Wood Deck	0	425	0	0.00	0
Ttl Gross Liv / Lease Area		1,694	2,155	1,694		1,271,876

