

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
54 CHANNEL POINT LLC  100 CONCORD STREET SUITE 3E  FRAMINGHAM MA 01701		1 Level	1 All Public	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
					1 Excel View	RESIDNTL	1010	427,500	427,500
						RES LAND	1010	931,200	931,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOTS 164 & 183 #DL 2 GIS ID F_990015_2699209				Plan Ref. Land Ct# 7615-T & Z #SR Life Estate PP STATU Assoc Pid#					
						Total		1,358,700	1,358,700

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
54 CHANNEL POINT LLC		C218008	0	11-29-2018	U	I	799,000	1	Year	Code	Assessed	Year	Code	Assessed
TRUSTEE OF EDWARD SALZBERG TRU		D135914	0	06-30-2017	U	I	0		2023	1010	381,500	2022	1010	332,800
SALZBERG, EDWARD TR		C173379	0	06-16-2004	U	I	1	1F		1010	846,600		1010	685,900
SALZBERG, EDWARD & DORIS		C141329	0	07-12-1996	Q	I	430,000	U					1010	91,400
GILDEA, THOMAS V JR TR		C140206	0	04-03-1996	U	I	1	A						
						Total			1,228,100	Total		1,018,700	Total	1,050,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

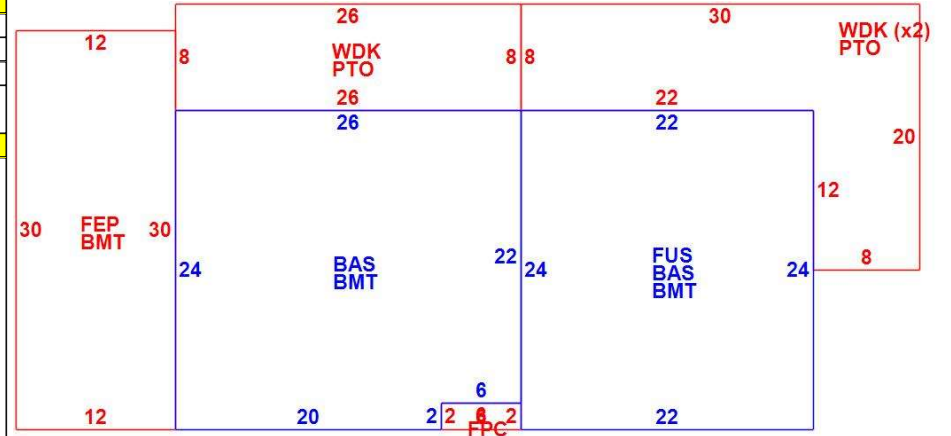
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0115				HYAN			
<b>NOTES</b>				Appraised Bldg. Value (Card) 283,900			
				Appraised Xf (B) Value (Bldg) 52,200			
				Appraised Ob (B) Value (Bldg) 91,400			
				Appraised Land Value (Bldg) 931,200			
				Special Land Value 0			
				Total Appraised Parcel Value 1,358,700			
				Valuation Method C			
				Total Appraised Parcel Value 1,358,700			

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
19-1086	04-03-2019	835	Sid/Wind/Roof/	6,500	06-30-2019	100	06-30-2019	roofing	06-27-2022	CK	02		03	Cycl Insp Comp
201304166	06-24-2013	NS	New Siding	3,500	06-30-2013	100	06-30-2013	RESIDE	05-12-2020	WD			FR	Field Review
201104689	09-01-2011	NR	New Roof	3,500	06-30-2012	100	06-30-2012	REROOF-REPLC WINDS	09-30-2019	CK	03		16	In Office Review
201000388	06-03-2010	AD	Addition	10,000	05-09-2013	100	06-30-2013	FORM NEW FOUND, FLR, W	08-30-2017	SR	01		03	Cycl Insp Comp
200904461	09-24-2009	OT	Other	2,000	11-05-2009	100	06-30-2010	DEMO BRICK CHIM	06-18-2014	RB	03		16	In Office Review
200902469	06-03-2009	FB	Finish Basemen	40,000	10-24-2013	100	06-30-2014	BMT REMODEL	02-10-2014	MW	01		02	Bldg Permit Completed
8730	07-01-1995	AD	Addition	1,000	01-15-1996	100	06-30-1996	HY REPAIR	05-23-2013	RB	03		02	Bldg Permit Completed

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	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0115	6.400	COMM INFLUENCE		1.0000	4,232,855	931,200
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value				931,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	09	Barn Board			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
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	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr		Condo Unit			
			<b>COST / MARKET VALUATION</b>		
Building Value New			394,282		
Year Built			1967		
Effective Year Built			1989		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			23		
Functional Obsol			0		
External Obsol			5		
Trend Factor			1		
Condition					
Condition %					
Percent Good			72		
RCNLD			283,900		
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
DKAV	Dock-Ave	L	1	100000.0	2001		64		0.00	64,000
FGR6	Gar w/Lft Avg	L	396	60.00	1990		71	00	1.00	16,900
BFA	Bsmt Fin-Avg	B	960	17.36	1991		72		0.00	12,000
WDC	Wood Decking	L	880	20.00	1995		52		0.00	8,200
PAT1	Patio- Average	L	544	5.89	1995		76		0.00	2,300
BMT	Basement-Unfi	B	1,500	26.01	1991		72		0.00	25,500
FEP	Enclosed porc	B	360	70.00	1991		72		0.00	13,900
FOPC	Open Prch-roo	B	12	55.00	1991		72		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	236.38	269,473
BMT	Basement Area	0	1,500	0	0.00	0
FEP	Enclosed Porch	0	360	0	0.00	0
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
FUS	Upper Story	528	528	528	236.38	124,809
PTO	Patio	0	544	0	0.00	0
WDK	Wood Deck	0	880	0	0.00	0
Ttl Gross Liv / Lease Area		1,668	4,964	1,668		394,282

