

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VINFEN CORPORATION								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
950 CAMBRIDGE STREET								EXEMPT	9590	490,600	490,600	
CAMBRIDGE MA 02141								EXM LAND	9590	398,000	398,000	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 118/95, 116/123						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 PT LOT J1 & J2						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_952419_2692721								Total		888,600	888,600	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VINFEN CORPORATION				33857	258	03-04-2021	U	I	675,000	1K	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RYDER, PETER C & DEBORAH L				26623	0183	08-28-2012	U	I	1	1F	2023	9590	390,800	2022	1010	282,000	2021	1010	254,300
RYDER, PETER C & DEBORAH L & AND				23916	0298	07-24-2009	U	I	173,000	1A		9590	371,000		1010	259,000		1010	283,600
RYDER, PETER C ET AL				23916	0293	07-24-2009	U	I	0	1					1010			1010	3,200
RYDER, PETER C ET AL				23220	0154	10-20-2008	U	I	0	1									
Total											761,800	Total	541,000	Total	541,100				

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												
0109				COTUIT												
NOTES				Appraised Bldg. Value (Card) 476,900												
				Appraised Xf (B) Value (Bldg) 4,900												
				Appraised Ob (B) Value (Bldg) 8,800												
				Appraised Land Value (Bldg) 398,000												
				Special Land Value 0												
				Total Appraised Parcel Value 888,600												
				Valuation Method C												
				Total Appraised Parcel Value 888,600												

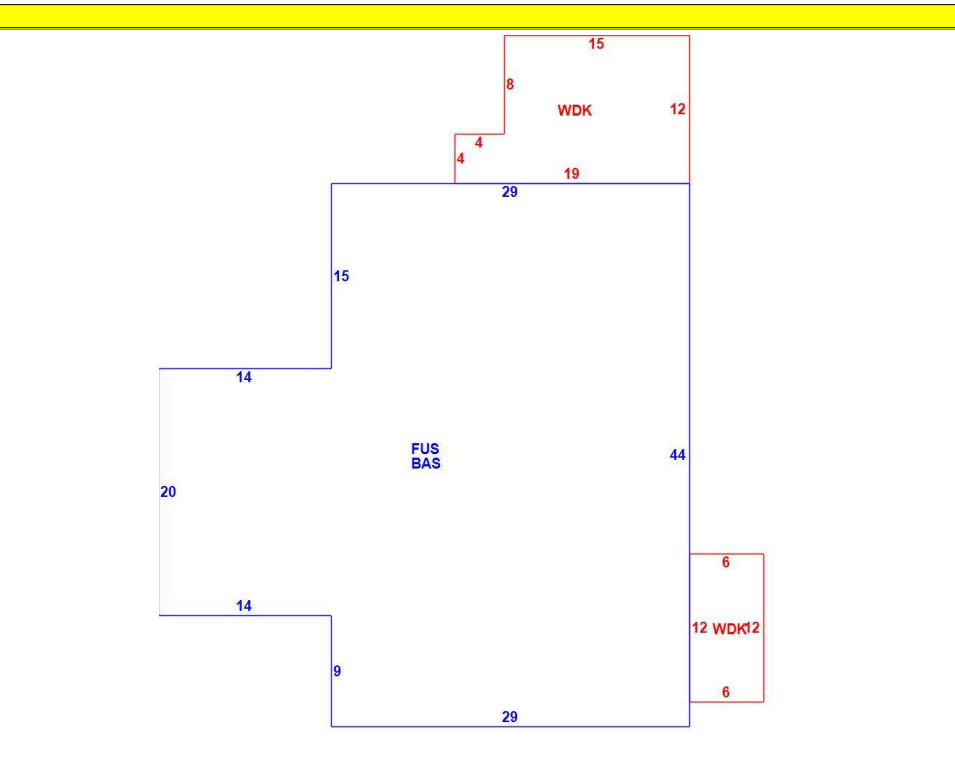
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-24	03-17-2022	880	Alt-Int work-Res	180,000	06-30-2022	100	06-30-2023	Relocating bathroom on secon	06-12-2023	TR	03		16	In Office Review
200902862	06-30-2009	OT	Other	32,800	10-14-2009	100	06-30-2011	2ND EGRESS FM 2ND FLR	02-24-2023	CK	03		16	In Office Review
									08-15-2022	SR	01		02	Bldg Permit Completed
									06-08-2020	WD			FR	Field Review
									05-05-2020	SR	01		03	Cycl Insp Comp
									02-23-2010	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	9590	Char. Housing M	RF	2	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000	
1	9590	Char. Housing M	RF	2	0.320	AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	10,000	
Total Card Land Units					1.32	AC	Parcel Total Land Area					1.32	Total Land Value					398,000

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	11	Clapboard			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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	681,279
Year Built	1949
Effective Year Built	1980
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	476,900
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
FPL3	Fireplace 2 sto	B	1	7000.00	1982		70		0.00	4,900
WDC	Wood Deck w/	L	196	18.00	1990		42		0.00	1,800
WDC	Wood Decking	L	72	20.00	1990		42		0.00	1,400
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	218.92	340,640
FUS	Upper Story	1,556	1,556	1,556	218.92	340,640
WDK	Wood Deck	0	268	0	0.00	0
Ttl Gross Liv / Lease Area		3,112	3,380	3,112		681,280

