

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
ROMERO, JAVIER 308 COMMONWEALTH AVE APT L BOSTON MA 02115		2 Above Street	2 Public Water			Description	Code	Assessed	Assessed	
			4 Gas	1 Paved		RESIDNTL	1010	514,300	514,300	
			6 Septic			RES LAND	1010	352,900	352,900	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCELS 1 & 2 #DL 2 GIS ID F_953036_2697322				Plan Ref. 190/89 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		867,200	867,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROMERO, JAVIER		34474 022	09-15-2021	Q	I	665,000	00	Year	Code	Assessed	Year	Code	Assessed
PINKOWITZ, JO-ANN EDINBURG TR		27957 0345	01-28-2014	U	I	1	1F	2023	1010	376,500	2022	1010	321,700
PINKOWITZ, JO-ANN EDINBURG		19409 0138	01-04-2005	U	I	1	1J		1010	328,200		1010	226,900
PINKOWITZ, RICHARD A & JO-ANN EDIN		15247 0079	06-10-2002	U	I	1	1A					1010	4,000
PINKOWITZ, RICHARD		13500 0248	01-22-2001	Q	I	280,000	00	Total		704,700	Total		548,600
								Total			Total		527,800

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

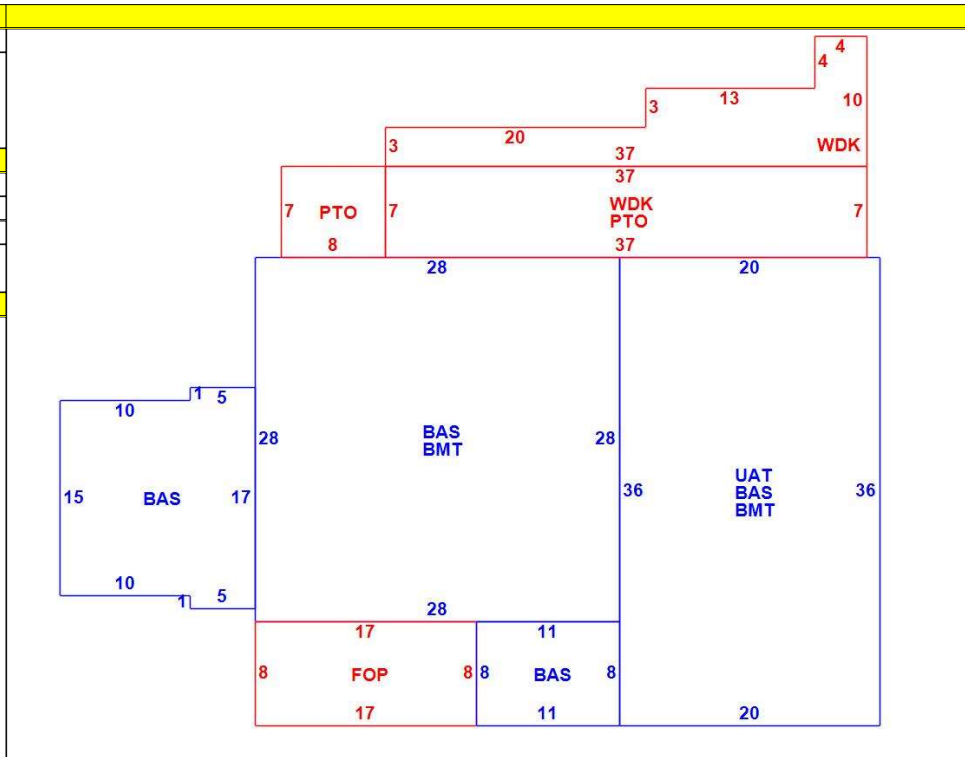
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			392,500
Appraised Xf (B) Value (Bldg)			46,000
Appraised Ob (B) Value (Bldg)			75,800
Appraised Land Value (Bldg)			352,900
Special Land Value			0
Total Appraised Parcel Value			867,200
Valuation Method			C
Total Appraised Parcel Value			867,200

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
EXPR-23-1	02-06-2023	835	Sid/Wind/Roof/	9,850	06-01-2023	100	06-30-2023	Strip and re roof 30 sq	08-03-2023	SR	02		02	Bldg Permit Completed
SM-23-3	01-19-2023	834	Sheet Metal	14,000	06-30-2023	100	06-30-2023	Install HVAC system	06-01-2023	SR	01	6	13	CALL BACK
BLDR-22-15	12-01-2022	830	Pool - Inground	100,000	06-30-2023	100	06-30-2023	16' X 32' Gunite swi	06-02-2020	DM			FR	Field Review
BLDR-22-59	09-13-2022	804	Addn Alt-Res	110,000	06-01-2023	100	06-30-2023	Remodel existing kitchen, Add	01-02-2018	KM	02		03	Cycl Insp Comp
20-3000	10-13-2020	822	Insulation	4,532	06-01-2023	100	06-30-2023	Insulation and air sealing work	09-19-2011	JR	03		20	Sale Review
70241	07-21-2003	WD	Wood Deck		03-02-2004	100	01-01-2004							
65966	12-17-2002	AD	Addition	100,000	03-24-2002	100	01-01-2004							

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	RF	3	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0109	2.200		1.0000	653,601.4	352,900
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			352,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	16	Stucco on Wood	CONDO DATA		
Exterior Wall 2	19	Brick Veneer	Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	03	Plastered			S
Interior Wall 2			Condo Flr		
Interior Floor 1	23	Laminate	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas	Building Value New		530,434
Heat Type	05	Hot Water	Year Built		1950
AC Type	03	Central	Effective Year Built		1986
Bedrooms	04	4 Bedrooms	Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		26
Total Rooms	6	6 Rooms	Functional Obsol		0
Bath Style	02	Average	External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		74
Foundation Alt	01	Poured Conc.	RCNLD		392,500
Rms Prts			Dep % Ovr		
Bath Split	30	3 Full-0 Half	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	2	5000.00			74		0.00	7,400
BFA	Bsmt Fin-Avg	B	558	17.36			74		0.00	7,200
PAT1	Patio- Average	L	315	5.89	1996		77		0.00	1,400
FOP	Open Porch-ro	B	136	55.00			74		0.00	5,100
BMT	Basement-Unfi	B	1,504	26.01			74		0.00	26,300
WDC	Deck comp w	L	437	28.00	2022		100		0.00	11,700
SPL3	Pool Gunite	L	512	75.00	2022		100	C	1.00	42,900
SPH2	Pool Heater 50	L	1	3081.00	2023		100		0.00	3,100
PATF	Flagstone Pav	L	581	30.00	2023		100		0.00	16,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,827	1,827	1,827	279.32	510,323
BMT	Basement Area	0	1,504	0	0.00	0
FOP	Open Porch	0	136	0	0.00	0
PTO	Patio	0	315	0	0.00	0
UAT	Attic, Unfinished	0	720	72	27.93	20,111
WDK	Wood Deck	0	437	0	0.00	0
Ttl Gross Liv / Lease Area		1,827	4,939	1,899		530,434

