

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MAKREDES, CHARLES & DESPINA T MAKREDES REALTY TRUST 59 RICHARDSON ROAD MELROSE MA 02176		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	364,800	364,800
				6	Septic					RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 17 #DL 2 GIS ID F_957740_2700387				Plan Ref. Land Ct# 38071-A (SH 1) #SR Life Estate PP STATU Assoc Pid#						Total		520,700	520,700

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
MAKREDES, CHARLES & DESPINA TRS		C229840	0	05-04-2022		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed
MAKREDES, CHARLES & DESPINA		C213473	0	07-12-2017		Q	I			362,000	00	2023	1010	318,600	2022	1010	282,700
ROY, ROLAND G & DENISE A		C189073	0	07-22-2009		Q	I			270,000	00		1010	141,700		1010	105,000
VERROCHI, FRANCIS E JR & JEAN A		C93089	0	08-15-1983		Q	I			59,500	U					1010	2,100
Total												460,300	Total	387,700	Total	340,800	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	291,000
Appraised Xf (B) Value (Bldg)	71,700
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	520,700
Valuation Method	C
Total Appraised Parcel Value	520,700

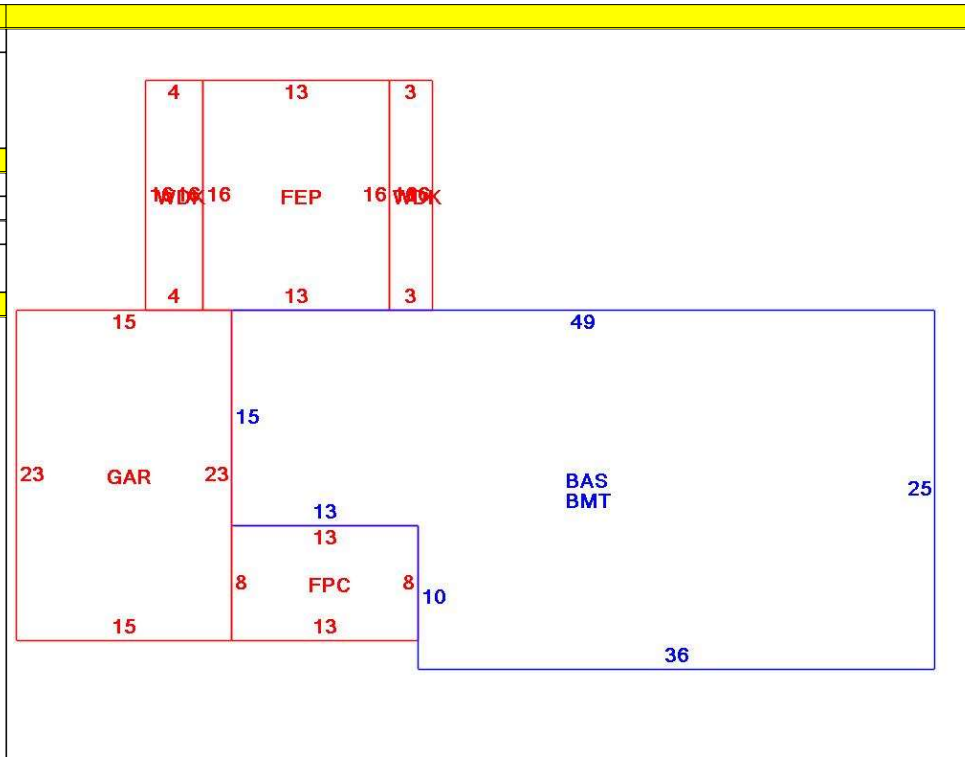
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201506286	09-28-2015	IN	Insulation	2,500	06-30-2016	100	06-30-2016	ADD R-30 CELLULOSE AND	06-02-2020	DM			FR	Field Review
20060053	05-15-2006	AD	Addition	31,941	06-19-2008	100	06-30-2008	SUN ROOM	09-18-2017	MS	03		16	In Office Review
38897	06-03-1999	WD	Wood Deck	3,660	04-04-2000	100	01-01-2000	16 X 20	03-17-2017	RB	03		16	In Office Review
B23934	04-01-1982	DW	Dwelling	0	01-15-1983	100	12-31-1983	MM 1 STOR	10-04-2016	NF	01		23	Owner Requested Review
									07-22-2016	KM	02		03	Cycl Insp Comp
									12-29-2010	RB	03		02	Bldg Permit Completed
									10-30-2009	MK	02		52	New Construction

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	334,533
Year Built	1982
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	291,000
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
FPL1	Fireplace 1 sto	B	1	5000.00	2004		87		0.00	4,400
BFA	Bsmt Fin-Avg	B	974	17.36	2004		87		0.00	14,700
WDC	Wood Decking	L	112	20.00	1998		58		0.00	2,100
FOPC	Open Prch-roo	B	104	55.00	2004		87		0.00	4,100
FEP	Enclosed porc	B	208	70.00	2004		87		0.00	11,200
GAR	Attached Gara	B	345	40.00	2004		87		0.00	12,800
BMT	Basement-Unfi	B	1,095	26.01	2004		87		0.00	24,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,095	1,095	1,095	305.51	334,533	
BMT	Basement Area	0	1,095	0	0.00	0	
FEP	Enclosed Porch	0	208	0	0.00	0	
FPC	Open Porch Conc. Floor	0	104	0	0.00	0	
GAR	Attached Garage	0	345	0	0.00	0	
WDC	Wood Deck	0	112	0	0.00	0	
Ttl Gross Liv / Lease Area		1,095	2,959	1,095		334,533	

