

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CANZANO, EDWARD E II & LUCILLE  17 ELMCREST CIRCLE  MELROSE MA 02176		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	726,300	726,300
			2 Public Water			RES LAND	1010	927,100	927,100
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 192/145					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		LOTS 9 & 10		#SR					
#DL 2				Life Estate					
GIS ID		F_959472_2690086		PP STATU					
				Assoc Pid#					

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CANZANO, EDWARD E II & LUCILLE A HARPER, JOHN H		3890 0342	10-07-1983	Q	I	170,000	U	Year	Code	Assessed	Year	Code	Assessed
		2805 0105	10-20-1978	Q	I	63,000	U	2023	1010	648,500	2022	1010	539,700
									1010	766,200	2021	1010	499,500
												1010	5,400
								Total		1,414,700	Total		1,039,200
								Total			Total		915,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	675,100
Appraised Xf (B) Value (Bldg)	45,800
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	927,100
Special Land Value	0
Total Appraised Parcel Value	1,653,400
Valuation Method	C
Total Appraised Parcel Value	1,653,400

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-21-1	08-30-2021	835	Sid/Wind/Roof/	1,424		100		Insulation and Air Sealing.	05-29-2020	WD			FR	Field Review
201407332	10-22-2014	RA	Remodel-Additi	100,000	07-15-2015	100	06-30-2015	ADD DORMER OVER GARA	12-01-2017	KM	02		03	Cycl Insp Comp
201200165	02-01-2012	RE	Remodel	50,000	04-04-2012	100	06-30-2012	MSTRBDRM & BTH RENOS T	07-15-2015	SR	01		02	Bldg Permit Completed
72379	10-16-2003	NR	New Roof	9,450	11-26-2003	100	01-01-2004		01-08-2015	JR	03		16	In Office Review
11224	10-26-1995	AD	Addition	120,000	08-20-1997	100	01-01-1997	OS RENOV	05-02-2012	RB	03		16	In Office Review
									10-27-2006	PT	02		14	Cyclical Inspection
									11-26-2003	MF	04		44	Drive by inspection only

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	RC	3	0.670 AC	176,344.00	1.42670	1.0000	5	1.00	0112	5.500	GOLF COURSE FRONTAGE		1.0000	1,383,753
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			927,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 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			

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

COST / MARKET VALUATION		
Building Value New		794,272
Year Built		1979
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		15
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		85
RCNLD		675,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2002		85		0.00	5,100
WDC	Wood Decking	L	414	20.00	2003		68		0.00	5,400
GAR	Attached Gara	B	524	40.00	2002		85		0.00	16,300
BMT	Basement-Unfi	B	1,124	26.01	2002		85		0.00	24,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,866	1,866	1,866	252.23	470,661
BMT	Basement Area	0	1,124	0	0.00	0
FUS	Upper Story	552	552	552	252.23	139,231
GAR	Attached Garage	0	524	0	0.00	0
TQS	Three Quarter Story	731	1,124	731	164.04	184,380
WDK	Wood Deck	0	414	0	0.00	0
Ttl Gross Liv / Lease Area		3,149	5,604	3,149		794,272

