

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
ALEX, CHRISTOS & SPIRIDOULA TR SPIRIDOULA ALEX & CHRISTOS ALE 478 HARTFORD STREET WESTFORD MA 02090		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	369,900	369,900		
			6 Septic			RES LAND	1010	175,800	175,800		
SUPPLEMENTAL DATA						Total				545,700	545,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 47 #DL 2 GIS ID F_960371_2699344				Plan Ref. 280/69 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALEX, CHRISTOS & SPIRIDOULA TRS		33695 210	01-19-2021	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ALEX, CHRISTOS E & SPIRIDOULA		4627 0263	07-15-1985	Q	I	95,000	U	2023	1010	319,800	2022	1010	277,500	2021	1010	226,200
THEO CONSTRUCTION CO INC		2667 0116	02-28-1978	U		0			1010	173,800		1010	123,600		1010	123,600
								Total		493,600	Total		401,100	Total		353,800

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						
0106				OSTVIL	Appraised Bldg. Value (Card)					314,800
					Appraised Xf (B) Value (Bldg)					51,100
					Appraised Ob (B) Value (Bldg)					4,000
					Appraised Land Value (Bldg)					175,800
					Special Land Value					0
					Total Appraised Parcel Value					545,700
					Valuation Method					C
					Total Appraised Parcel Value					545,700

NOTES										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
63662	09-10-2002	WD	Wood Deck	9,100	04-10-2003	100	01-01-2003			05-26-2020	WD			FR	Field Review	
B28078	06-02-1985	DW	Dwelling	32,000	02-15-1986	100		OS 1 STOR		09-08-2016	KM	02		03	Cycl Insp Comp	
B28078A	06-01-1985	DW	Dwelling	32,000	01-15-1986	100		OS 1 STOR		12-20-2006	PT	02		14	Cyclical Inspection	
										04-10-2003	PT	02		01	Meas/Est	
										04-10-2002	MF	02		02	Bldg Permit Completed	
										02-20-2002	MF	02		40	Bldg Permit N/C	
										10-20-1998	DD	02		07	Mea + Corrected Listing	

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	0.370 AC	176,344.00	2.34343	1.0000	5	1.00	0106	1.150			1.0000	475,247.0	175,800
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value				175,800

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		374,711
Year Built		1985
Effective Year Built		1998
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		314,800
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	2000		84		0.00	4,200
BFA	Bsmt Fin-Avg	B	600	17.36	2000		84		0.00	8,700
WDC	Wood Decking	L	336	20.00	1999		60		0.00	4,000
GAR	Attached Gara	B	336	40.00	2000		84		0.00	12,100
BMT	Basement-Unfi	B	1,260	26.01	2000		84		0.00	26,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	297.39	374,711
BMT	Basement Area	0	1,260	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDC	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		1,260	3,192	1,260		374,711

