

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MENOUNOS, NICHOLAS P 145 GALEN ST UNIT #1 WATERTOWN MA 02472	3	Below Street	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	317,700		317,700
			6	Septic			RES LAND	1010	139,400		139,400
SUPPLEMENTAL DATA											
Alt Prcl ID		Split Zonin		Plan Ref. 387/73							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 1		#DL 2		Life Estate							
GIS ID F_960563_2700665		Assoc Pid#									
								Total	457,100	457,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MENOUNOS, NICHOLAS P	25289	0181	03-01-2011	U	I	140,000	1S	Year	Code	Assessed	Year	Code	Assessed
FEDERAL NATIONAL MORTGAGE ASSO	24714	0260	07-29-2010	U	I	285,955	1L	2023	1010	280,800	2022	1010	237,500
CAPOSSELA, DONNA J	7268	0283	08-22-1990	U	I	1	A		1010	133,700		1010	99,100
CAPOSSELA, J L & DONNA J	4307	0052	11-02-1984	U	I	59,000	K					1010	1,800
								Total	414,500	Total	336,600	Total	297,900

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			
0104			OSTVIL		Appraised Bldg. Value (Card)	292,100	
					Appraised Xf (B) Value (Bldg)	23,800	
					Appraised Ob (B) Value (Bldg)	1,800	
					Appraised Land Value (Bldg)	139,400	
					Special Land Value	0	
					Total Appraised Parcel Value	457,100	
					Valuation Method	C	
					Total Appraised Parcel Value	457,100	

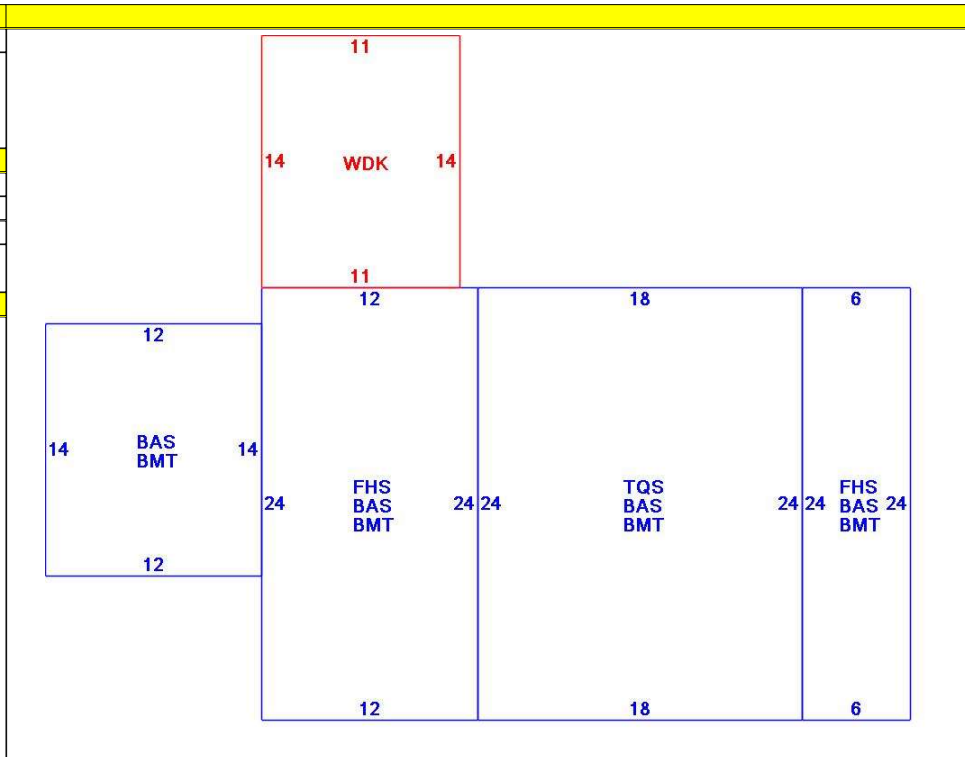
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201101435	03-21-2011	NR	New Roof	10,400	06-30-2011	100	06-30-2011	REROOF STRIPPING OLD	05-08-2020	LS			FR	Field Review
									12-24-2019	SR	01		03	Cycl Insp Comp
									04-21-2016	AL	22		22	Change of Address
									09-10-2012	RB	03		16	In Office Review
									01-17-2007	PT	02		14	Cyclical Inspection
									01-30-1999	FS	01		00	Meas/Listed-Interior Acces

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	0.430	AC	176,344.00	2.04234	1.0000	5	1.00	0104	0.900		1.0000	324,137.9	139,400
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value			139,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	02	Conc. Block			
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	405,720
Year Built	1954
Effective Year Built	1983
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	292,100
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	1985		72		0.00	4,300
WDC	Wood Decking	L	154	20.00	1991		44		0.00	1,800
BMT	Basement-Unfi	B	1,032	26.01	1985		72		0.00	19,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	265.35	273,841
BMT	Basement Area	0	1,032	0	0.00	0
FHS	Half Story	216	432	216	132.68	57,316
TQS	Three Quarter Story	281	432	281	172.60	74,563
WDK	Wood Deck	0	154	0	0.00	0
Ttl Gross Liv / Lease Area		1,529	3,082	1,529		405,720

