

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRASSI, MARY E TR GRASSI NOMINEE TRUST 11 LAWRENCE STREET WINCHESTER MA 01890		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	539,600	539,600
			6 Septic			RES LAND	1010	857,200	857,200
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 269/44						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 4			PP STATU						
#DL 2			Assoc Pid#						
GIS ID F_946406_2684654						Total 1,396,800 1,396,800			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GRASSI, MARY E TR		26908 0345	12-03-2012	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GRASSI, JAMES E & LUCILE H TRS		14557 0044	12-11-2001	U	I	1	1F	2023	1010	474,400	2022	1010	393,700	2021	1010	299,600
GRASSI, JAMES E & LUCILLE H		2451 0319	01-05-1977	U		0			1010	708,400		1010	461,800		1010	419,800
															1010	28,400
								Total		1,182,800	Total		855,500	Total		747,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	498,500
Appraised Xf (B) Value (Bldg)	18,200
Appraised Ob (B) Value (Bldg)	22,900
Appraised Land Value (Bldg)	857,200
Special Land Value	0
Total Appraised Parcel Value	1,396,800
Valuation Method	C
Total Appraised Parcel Value	1,396,800

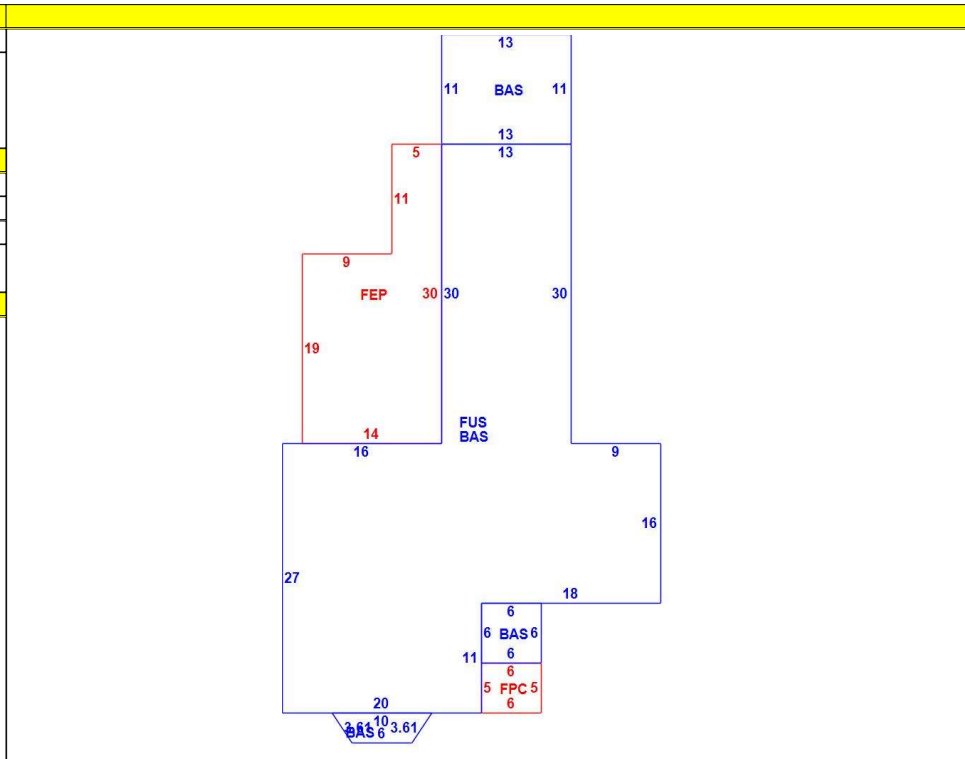
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			COTUIT

NOTES														

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-23-5	05-02-2023	835	Sid/Wind/Roof/	17,450		100		Strip old roof shingles and inst	04-11-2023	SR	02		15	Abatement Review
85253	07-05-2005	NR	New Roof	9,000	12-31-2005	100	12-31-2005	REROOF STRIPPING OLD	08-30-2021	CK	02		03	Cycl Insp Comp
57494	12-04-2001	NR	New Roof	4,000	01-15-2002	100	01-01-2002	REROOF STRIPPING OLD	06-09-2020	WD			FR	Field Review
									03-25-2013	RB	03		03	Cycl Insp Comp

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	2	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0112	5.500		1.0000	1,863,409	857,200	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					857,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	06	Mansard			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 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		722,503
			Year Built		1900
			Effective Year Built		1979
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		31
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		498,500
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1979		69		0.00	4,800
FGR2	Garage- Avg-	L	646	50.00	1990		71	C	1.00	22,900
FOPC	Open Prch-roo	B	30	55.00	1979		69		0.00	1,400
FEP	Enclosed porc	B	321	70.00	1979		69		0.00	12,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,421	1,421	1,421	273.78	389,040
FEP	Enclosed Porch	0	321	0	0.00	0
FPC	Open Porch Conc. Floor	0	30	0	0.00	0
FUS	Upper Story	1,218	1,218	1,218	273.78	333,463
Ttl Gross Liv / Lease Area		2,639	2,990	2,639		722,503

