

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HSU, PABLO CHUANG & CHIU, YI-NU 109 HUDSON STREET SOMERVILLE MA 02144		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	476,200	476,200
			6 Septic			RES LAND	1010	157,200	157,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 57A #DL 2 LOT 24 GIS ID F_961454_2702019				Plan Ref. 316/92 Land Ct# 37432-C #SR Life Estate PP STATU Assoc Pid#		Total 633,400 633,400			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HSU, PABLO CHUANG & CHIU, YI-NUNG	C230329	0	06-24-2022	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed
GOMES, HUDSON S	C219921	0	07-09-2019	Q	I	419,000	00	2023	1010	405,900	2022	1010	341,100
CURCIONE, GERARD & SUSAN	C209911	0	06-22-2016	Q	I	374,000	00		1010	142,900		1010	105,800
MEEHAN, PATRICK J & SADIE A	C197913	0	08-16-2012	U	I	1	1F					1010	5,400
MEEHAN, PATRICK J & HERMAN, SADIE	24028 0246		09-11-2009	U	I	245,000	1S	Total		548,800	Total		446,900
								Total		400,500	Total		400,500

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
0105			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	426,600
Appraised Xf (B) Value (Bldg)	44,200
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	157,200
Special Land Value	0
Total Appraised Parcel Value	633,400
Valuation Method	C
Total Appraised Parcel Value	633,400

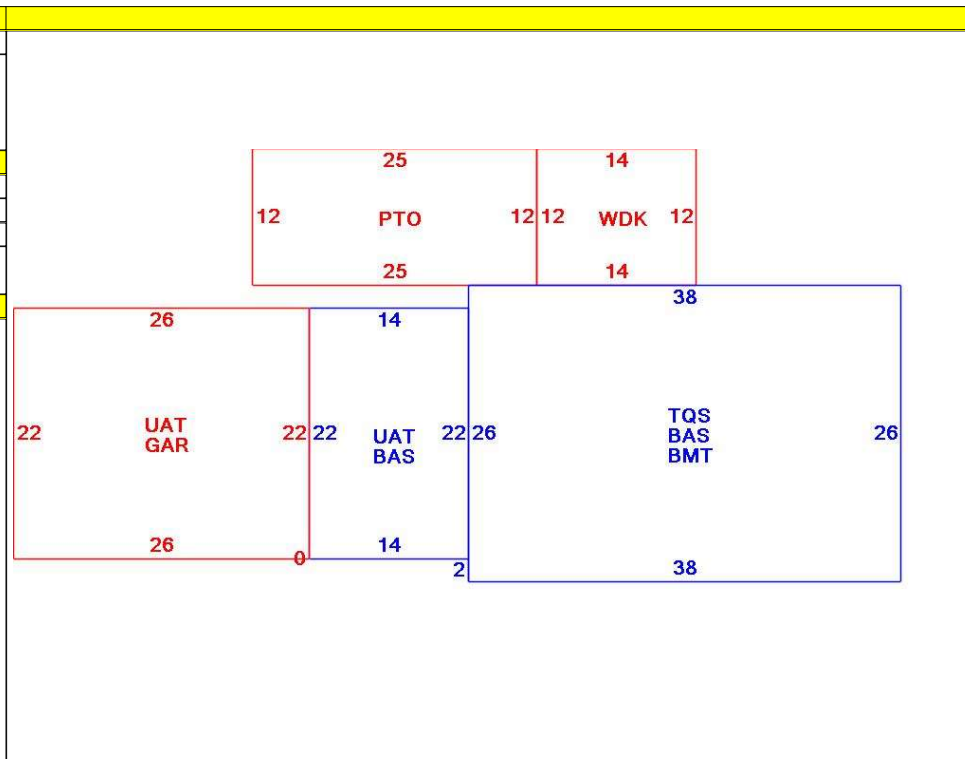
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201503964	07-07-2015	IN	Insulation	1,800	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI	01-05-2023	DB	02		03	Cycl Insp Comp
									04-30-2020	LS			FR	Field Review
									02-25-2020	SAF			20	Sale Review
									04-27-2015	SR	02		03	Cycl Insp Comp
									07-11-2014	JR	03		16	In Office Review

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	0.500 AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200	
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					157,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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					
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	7	7 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	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		507,857
Year Built		1977
Effective Year Built		1999
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		426,600
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	2001		84		0.00	5,000
WDC	Wood Decking	L	168	20.00	2002		66		0.00	2,900
PAT2	Patio-Good	L	300	9.94	2002		83		0.00	2,500
GAR	Attached Gara	B	572	40.00	2001		84		0.00	17,100
BMT	Basement-Unfi	B	988	26.01	2001		84		0.00	22,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	250.67	324,868
BMT	Basement Area	0	988	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
PTO	Patio	0	300	0	0.00	0
TQS	Three Quarter Story	642	988	642	162.88	160,930
UAT	Attic, Unfinished	0	880	88	25.07	22,059
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,938	5,192	2,026		507,857

