

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FATER, ALEXANDER & NATALYA 127 WINIFRED AVENUE WORCESTER MA 01602		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	490,700	490,700		
			6 Septic			RES LAND	1010	151,900	151,900		
SUPPLEMENTAL DATA						Total				642,600	642,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 668 #DL 2 GIS ID F_964138_2703538				Plan Ref. 386/90-94 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)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
FATER, ALEXANDER & NATALYA	31515	0350	09-07-2018	Q	I	369,000	00									
DERINGER, CLIFTON H JR & GRETCH	25071	0174	12-09-2010	U	I	256,000	1	2023	1010	426,800	2022	1010	368,200	2021	1010	295,100
LAMPASSI, FRANCES M	25071	0159	12-09-2010	U	I	0	1		1010	138,100		1010	102,300		1010	102,300
LAMPASSI, ALFRED F & FRANCES M	6838	0330	08-10-1989	Q	I	176,000	U								1010	7,100
SMALL, ALAN E TR	4922	0324	02-12-1986	U	V	1	N	Total		564,900	Total		470,500	Total		404,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								432,000	
Appraised Xf (B) Value (Bldg)								51,600	
Appraised Ob (B) Value (Bldg)								7,100	
Appraised Land Value (Bldg)								151,900	
Special Land Value								0	
Total Appraised Parcel Value								642,600	
Valuation Method								C	
Total Appraised Parcel Value								642,600	

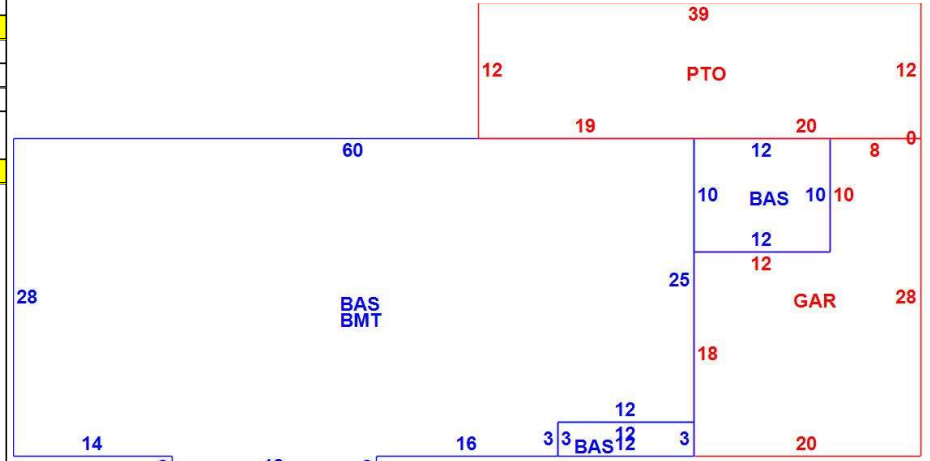
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201502179	05-18-2015	IN	Insulation	2,600	06-30-2015	100	06-30-2016	WEATHERIZATION INSTALL	01-10-2023	DB	02		03	Cycl Insp Comp
201304938	07-24-2013	GN	Generator		08-14-2013	100	06-30-2014	GENERATOR	04-29-2020	LS			FR	Field Review
201301159	03-29-2013	PV	Solar PV Syste	4,950	08-14-2013	100	06-30-2013	36 SOLAR PV PANELS 8.53K	01-15-2014	MW	01		02	Bldg Permit Completed
201205301	08-28-2012	NR	New Roof	9,882	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	08-20-2013	RB	03		02	Bldg Permit Completed
201204381	07-20-2012	NW	New Windows	3,900	06-30-2013	100	06-30-2013	REPLC WINDS W PEACHTR	06-15-2011	RB	03		02	Bldg Permit Completed
201100766	03-02-2011	RE	Remodel	15,000	06-01-2011	100	06-30-2011	MUSIC RM IN GAR-ENCLS F						
B33068	07-01-1989	DW	Dwelling	120,000	01-15-1990	100	06-30-1990	CE 1 STOR						

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900	

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	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
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	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	508,186
Year Built	1989
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	432,000
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	2002		85		0.00	4,300
PAT1	Patio- Average	L	468	5.89	2000		81		0.00	2,200
GAR	Attached Gara	B	440	40.00	2002		85		0.00	14,500
BMT	Basement-Unfi	B	1,680	26.01	2002		85		0.00	32,800
SOL2	Solar PV Pane	B	36	725.00	2002		0		0.00	0
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,836	1,836	1,836	276.79	508,186
BMT	Basement Area	0	1,680	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	468	0	0.00	0
Ttl Gross Liv / Lease Area		1,836	4,424	1,836		508,186

