

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | |
|--|--|---------|----------------|--|----------|--------------------|------|----------|----------|--|---------|
| VENEDIKIAN, THERESE 50 WALSH AVENUE STONEHAM MA 02180 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 433,800 | 433,800 | | |
| | | | 6 Septic | | | RES LAND | 1010 | 162,100 | 162,100 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 595,900 | 595,900 |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_963220_2705049 | | | | Plan Ref. 332/81 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 | | | | | | |
| VENEDIKIAN, THERESE | 29367 | 0092 | 12-30-2015 | Q | I | 325,000 | 00 | 2023 | 1010 | 359,600 | 2022 | 1010 | 310,800 | 2021 | 1010 | 253,300 | |
| KERAMAS, GEORGE J TR | 28940 | 0281 | 06-15-2015 | U | I | 0 | 1A | | 1010 | 147,300 | | 1010 | 109,100 | | 1010 | 109,100 | |
| KERAMAS, JAMES G TR | 12581 | 0336 | 10-04-1999 | U | I | 1 | 1A | | | | | | | | 1010 | 2,700 | |
| KERAMAS, JAMES G | 7550 | 0252 | 05-15-1991 | U | I | 1 | A | Total | | | 506,900 | Total | | 419,900 | Total | | 365,100 |
| KERAMAS, JAMES G & VIRGINIA | 3292 | 0082 | 05-26-1981 | U | | 0 | | | | | | | | | | | |

| 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 | | | | |
| 0105 | | | | CENVIL | | | | |
| NOTES | | | | Appraised Bldg. Value (Card) 380,300 | | | | |
| | | | | Appraised Xf (B) Value (Bldg) 50,800 | | | | |
| | | | | Appraised Ob (B) Value (Bldg) 2,700 | | | | |
| | | | | Appraised Land Value (Bldg) 162,100 | | | | |
| | | | | Special Land Value 0 | | | | |
| | | | | Total Appraised Parcel Value 595,900 | | | | |
| | | | | Valuation Method C | | | | |
| | | | | Total Appraised Parcel Value 595,900 | | | | |

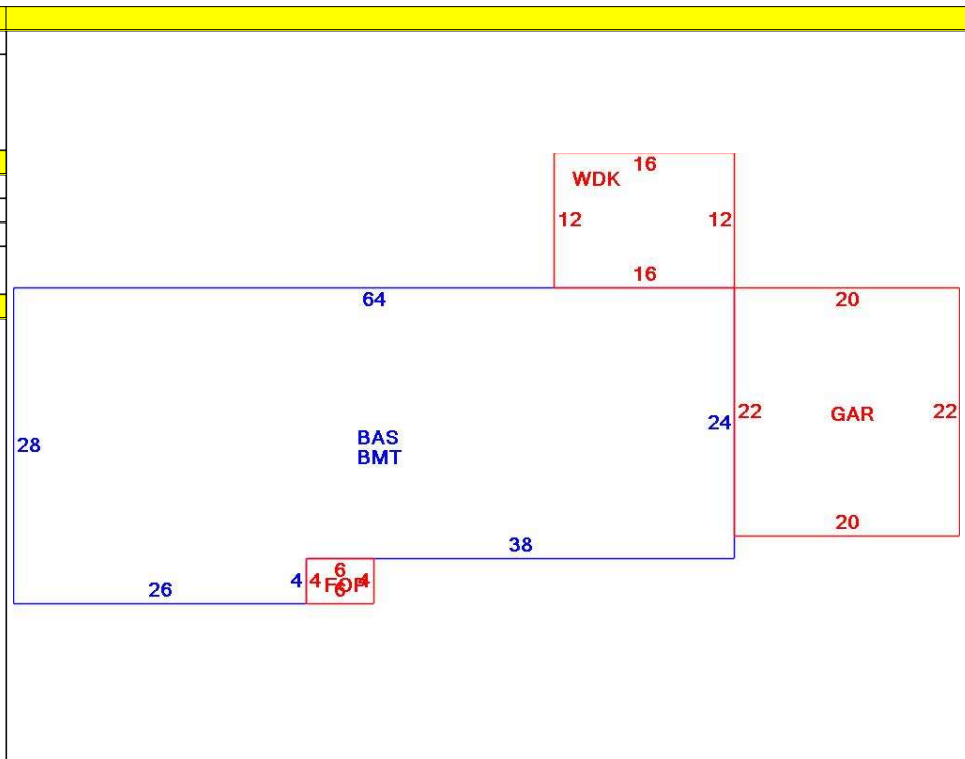
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|----------------|--------|------------|--------|------------|------------------------|------------|----|------|----|----|-------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| 17-2297 | 07-24-2017 | 835 | Sid/Wind/Roof/ | 10,000 | | 100 | | RE-ROOF | 07-28-2023 | AG | 22 | | 22 | Change of Address |
| 38608 | 05-24-1999 | WD | Wood Deck | 2,000 | 01-01-2000 | 100 | 01-01-2000 | | 01-10-2023 | DB | 02 | | 03 | Cycl Insp Comp |
| | | | | | | | | | 04-29-2020 | LS | | | FR | Field 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 | 0.560 | AC | 176,344.00 | 1.64114 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 289,398.1 | 162,100 |
| Total Card Land Units | | | | | 0.56 | AC | Parcel Total Land Area | | | | | 0.56 | Total Land Value | | | 162,100 | |

| 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 | | | | | |
| 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 | 1 | | | | |
| Half Baths | 1 | | | | |
| 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 | 11 | 1 Full-1 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 | 463,743 |
| Year Built | 1981 |
| Effective Year Built | 1996 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 18 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 82 |
| RCNLD | 380,300 |
| 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 | 1998 | | 82 | | 0.00 | 4,100 |
| WDC | Wood Decking | L | 192 | 20.00 | 1998 | | 58 | | 0.00 | 2,700 |
| FOP | Open Porch-ro | B | 24 | 55.00 | 1998 | | 82 | | 0.00 | 1,700 |
| GAR | Attached Gara | B | 440 | 40.00 | 1998 | | 82 | | 0.00 | 14,000 |
| BMT | Basement-Unfi | B | 1,640 | 26.01 | 1998 | | 82 | | 0.00 | 31,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,640 | 1,640 | 1,640 | 282.77 | 463,743 |
| BMT | Basement Area | 0 | 1,640 | 0 | 0.00 | 0 |
| FOP | Open Porch | 0 | 24 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 440 | 0 | 0.00 | 0 |
| WDC | Wood Deck | 0 | 192 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,640 | 3,936 | 1,640 | | 463,743 |

