

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CHENG, ADRIAN 9 SPENCER AVENUE SOMERVILLE MA 02144		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	521,200	521,200
		6	Septic					6		RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA										Total		673,400	673,400
Alt Prcl ID				Split Zonin RC;RF		Plan Ref. 326/29							
BID Parcel				ResExpt Q NO APP:		Land Ct#							
#DL 1 LOT 26				#DL 2		#SR							
GIS ID F_964100_2707420				Assoc Pid#									

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
CHENG, ADRIAN		34748	185	12-14-2021		Q	I			470,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LEFEMINE, ARMAND A & NATALIE J TRS		17446	0106	08-12-2003		U	I			1		1F		2025	1010	521,200	2024	1010	516,000	2023	1010	443,200	
LEFEMINE, ARMAND & NATALIE		9238	0191	06-15-1994		Q	I			144,000		00			1010	152,200		1010	152,200		1010	138,400	
CAKOYANIS, GEORGE		8438	0241	02-15-1993		U	I			1		1A											
CAKOYANIS, GEORGE		8438	0241	02-08-1993		U	I			1		1A											
										Total		673,400	Total	668,200	Total	581,600							

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00																
			Total																
			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	464,000
0105				MARSTM				Appraised Xf (B) Value (Bldg)	47,400
								Appraised Ob (B) Value (Bldg)	9,800
								Appraised Land Value (Bldg)	152,200
								Special Land Value	0
								Total Appraised Parcel Value	673,400
								Valuation Method	C
								Total Appraised Parcel Value	673,400

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
71510	09-16-2003	OB	Out Building	3,000	06-01-2004	100	01-01-2004		12-14-2020	CK	22		22	Change of Address
15448	05-28-1996	AD	Addition	2,000	08-12-1997	100	01-01-1997		04-28-2020	LS			FR	Field Review
9793	08-01-1995	OB	Out Building	1,500	08-12-1997	100	01-01-1997	CE SHED	01-07-2020	SR	01		03	Cycl Insp Comp
B27904	05-01-1985	AD	Addition	13,000	01-15-1986	100	12-31-1986	CE ADD'N	08-06-2007	PT	02		14	Cyclical Inspection
									06-01-2004	MF	02		12	Outbuilding Insp Only
									01-06-2000	MF	02		07	Mea + Corrected Listing
									08-12-1997	LK	02		01	Meas/Est

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	SPLI	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200	
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value					152,200

