

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FADEL, JACK Y 34 HERMAINE AVENUE DEDHAM MA 02026	1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
			4	Gas					RESIDENTL	1010	328,400	328,400
			6	Septic			3		RES LAND	1010	152,600	152,600
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_966643_2709090					Plan Ref. Land Ct# 32851-B (SH 1) #SR Life Estate PP STATU Assoc Pid#			Total		481,000	481,000	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FADEL, JACK Y	C206072	0	04-28-2015	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed
MOURA, FERNANDO & ALJ REALTY CO	C204881	0	11-03-2014	U	I	130,000	1	2025	1010	328,400	2024	1010	336,900
ADAMS, HAROLD L	C111727	0	08-04-1987	Q	I	127,000	U		1010	152,600		1010	152,600
WENZEL, MICHAEL J	C85146	0	04-16-1981	U		0		Total		481,000	Total		489,500
								Total		481,000	Total		427,500

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			CENVIL

NOTES												
										Appraised Bldg. Value (Card)	280,500	
										Appraised Xf (B) Value (Bldg)	44,600	
										Appraised Ob (B) Value (Bldg)	3,300	
										Appraised Land Value (Bldg)	152,600	
										Special Land Value	0	
										Total Appraised Parcel Value	481,000	
										Valuation Method	C	
										Total Appraised Parcel Value	481,000	

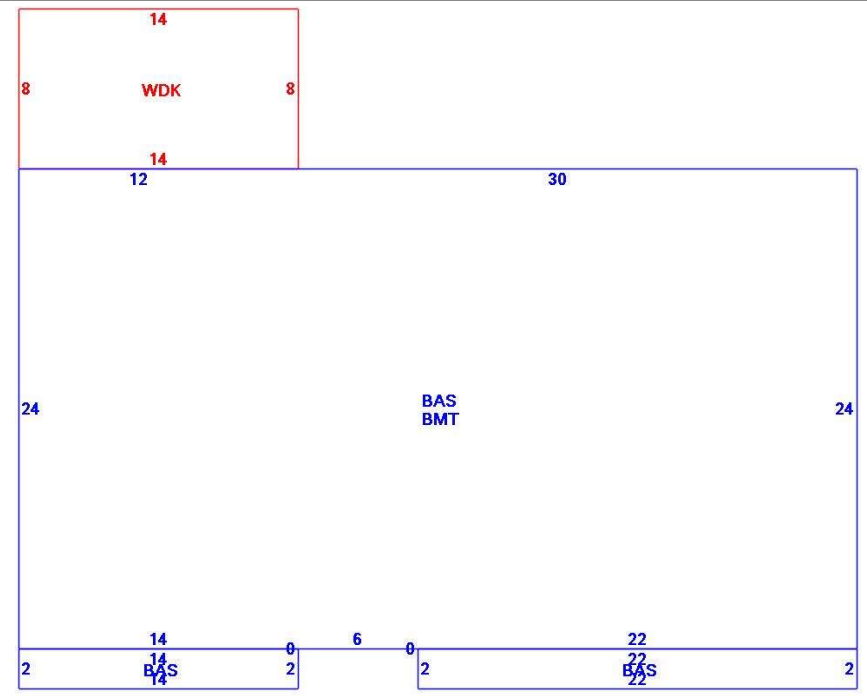
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-4	04-05-2022	835	Sid/Wind/Roof/	2,883		100		Air seal attic and basement a		04-24-2020	LS			FR	Field Review
16-1283	05-31-2016	839	Solar Panel-Re	11,000	08-11-2016	0	06-30-2017	install solar panels on existing		03-29-2017	JR	01		03	Cycl Insp Comp
201407850	11-20-2014	RE	Remodel	8,000	05-27-2015	100	06-30-2015	DECK , FRENCH DR, FRONT		05-27-2015	RB	02		02	Bldg Permit Completed
201407697	11-10-2014	NR	New Roof	7,200	06-30-2015	100	06-30-2016	RE-ROOF STRIPPING OLD S		04-29-2014	MW	02		28	FIRE
										10-22-2013	DR	03		16	In Office Review
										03-31-2013	NF	03		16	In Office Review
										09-29-2008	PT	02		14	Cyclical Inspection

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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0105	1.000		1.0000	423,825.1	152,600
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value			152,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	08	Propane			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	326,203
Year Built	1972
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	280,500
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
BMT	Basement-Unfi	B	1,008	26.01	2004		86		0.00	23,000
WDC	Wood Decking	L	112	20.00	2014		90		0.00	3,300
BFA1	Bsmt Fin-Goo	B	586	32.56	2004		86		0.00	16,400
FPL2	Fireplace 1.5 s	B	1	6000.00	2004		86		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	302.04	326,203
BMT	Basement Area	0	1,008	0	0.00	0
WDC	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	2,200	1,080		326,203

