

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WERNER, JEFFREY T & AMY B TRS J T & A B WERNER REVOCABLE TRU 20 BEACON STREET WOBURN MA 01801		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
		4 Gas				RESIDNTL	1010	600,700	600,700	
		6 Septic			3	RES LAND	1010	284,200	284,200	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref. 239/131						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 18		#DL 2		Life Estate						
GIS ID F_975701_2698088		Assoc Pid#		PP STATU D:Deleted						
							Total	884,900	884,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WERNER, JEFFREY T & AMY B TRS		35716 343	04-05-2023	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed
PALADINO, LYNN M		31990 220	05-01-2019	U	I	1	1	2025	1010	600,700	2024	1010	568,800
PALADINO, ROBERT & LYNN		26029 0268	01-26-2012	Q	I	450,000	00		1010	284,200		1010	284,200
WOODS, ALFRED M & EVA M TRS		24054 0251	09-25-2009	U	I	1	1F						
WOODS, ALFRED W & EVA M		11052 0106	11-07-1997	U	I	0	1A						
							Total	884,900	Total	853,000	Total	786,600	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
0108	B	CENVIL

NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										
APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										533,400
Appraised Xf (B) Value (Bldg)										64,300
Appraised Ob (B) Value (Bldg)										3,000
Appraised Land Value (Bldg)										284,200
Special Land Value										0
Total Appraised Parcel Value										884,900
Valuation Method										C
Total Appraised Parcel Value										884,900

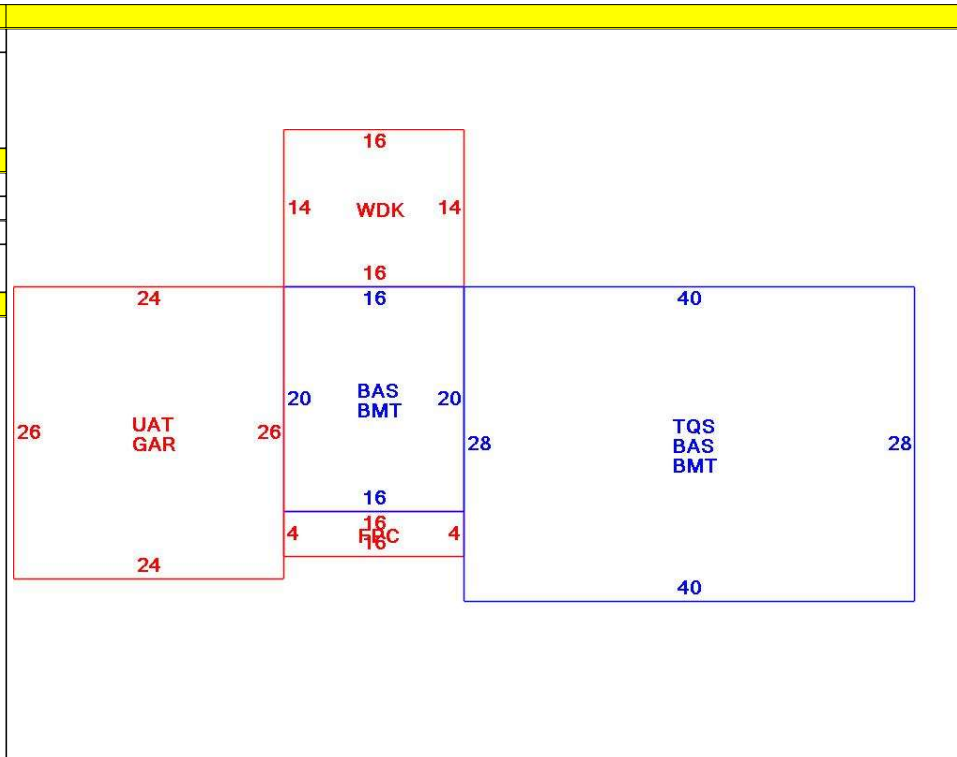
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9	07-31-2023	835	Sid/Wind/Roof/	1,764		100		Air Sealing, Transition Floored,	06-30-2024	AG	03		16	In Office Review
19-1577	05-21-2019	880	Alt-Int work-Res	24,500	09-24-2019	100	06-30-2020	RENOVATE 2 BATHROOMS	01-26-2023	JO	03		16	In Office Review
18-1354	05-03-2018	835	Sid/Wind/Roof/	24,658	06-30-2018	100	06-30-2018	repalce 10 windows and 1 do	05-19-2020	WD			FR	Field Review
B27005	09-01-1984	DW	Dwelling	90,000	01-15-1986	100	06-30-1986	CE	12-24-2019	SR	02		02	Bldg Permit Completed
									01-29-2018	SR	02		03	Cycl Insp Comp
									08-11-2014	JR	03		16	In Office Review
									02-01-2012	DR	22		22	Change of Address

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	0.640 AC	176,344.00	1.48133	1.0000	5	1.00	0108	1.700		1.0000	444,087.1	284,200
Total Card Land Units					0.64	AC	Parcel Total Land Area					0.64	Total Land Value			284,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		613,078
Year Built		1984
Effective Year Built		2007
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		13
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		87
RCNLD		533,400
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	2	6000.00	2005		87		0.00	10,400
WDC	Wood Decking	L	224	20.00	1999		60		0.00	3,000
FOPC	Open Prch-roo	B	64	55.00	2005		87		0.00	3,000
GAR	Attached Gara	B	624	40.00	2005		87		0.00	18,800
BMT	Basement-Unfi	B	1,440	26.01	2005		87		0.00	29,900
FPLG	Gas Fireplace-	B	1	2500.00	2005		87		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	274.92	395,889
BMT	Basement Area	0	1,440	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
TQS	Three Quarter Story	728	1,120	728	178.70	200,144
UAT	Attic, Unfinished	0	624	62	27.32	17,045
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		2,168	5,536	2,230		613,078

