

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
POND VIEW DRIVE LLC 69 WESTLAND AVENUE WINCHESTER MA 01890		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	414,000	414,000		
			6 Septic		3	RES LAND	1010	268,600	268,600		
SUPPLEMENTAL DATA						Total				682,600	682,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 18 #DL 2 GIS ID F_974892_2700621				Plan Ref. 108/9 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)					
POND VIEW DRIVE LLC		32982 0065	06-12-2020	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
MURPHY, RICHARD H JR		28272 0023	07-18-2014	U	I	0	1A	2025	1010	414,000	2024	1010	405,100
GORMAN, ELINOR M		21156 0036	07-03-2006	U	I	1	1A		1010	268,600		1010	268,600
GORMAN, ELINOR		6258 0246	05-15-1988	U	I	1	A						
GORMAN, ELINOR M		3951 0043	12-15-1983	U		0							
Total								682,600	Total	673,700	Total	613,300	

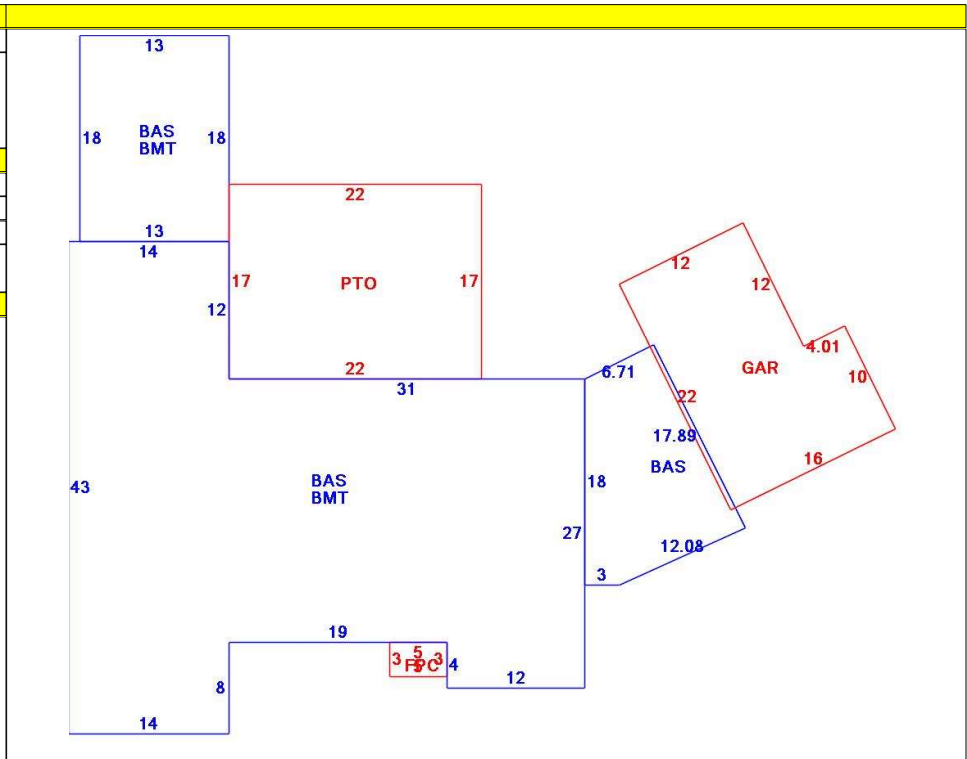
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card)	370,700			
								Appraised Xf (B) Value (Bldg)	39,700			
								Appraised Ob (B) Value (Bldg)	3,600			
								Appraised Land Value (Bldg)	268,600			
								Special Land Value	0			
								Total Appraised Parcel Value	682,600			
								Valuation Method	C			
								Total Appraised Parcel Value	682,600			

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name					CENVIL	
0108							

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
200705625	10-14-2007	AD	Addition	50,000	04-11-2008	100	06-30-2008	13X18 BAS/BMT	06-01-2020	DM			FR	Field Review
200704913	08-20-2007	RE	Remodel	65,000	04-11-2008	100	06-30-2008	FIRE DAMAGE	09-27-2017	SR	02		03	Cycl Insp Comp
B34383	06-01-1991	AD	Addition	32,000	12-31-1991	100	12-31-1991	CE REMODE	06-03-2015	TR	03		16	In Office Review
B34347	05-01-1991	OB	Out Building	1,600	12-31-1991	100	12-31-1991	CE SHED	09-07-2010	DR	22		22	Change of Address
									01-04-2010	PT	04		44	Drive by inspection only
									04-11-2008	PT	02		14	Cyclical Inspection
									07-09-2007	NF	04		44	Drive by inspection only

LAND LINE VALUATION SECTION													Notes				Location Adjustmen		Adj Unit P	Land Value
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1010	Single Fam M-0	RD-	3	0.510 AC	176,344.00	1.75655	1.0000	5	1.00	0108	1.700					1.0000	526,580.8	268,600	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value				268,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		529,622
			Year Built		1950
			Effective Year Built		1985
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		370,700
			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	1983		70		0.00	3,500
SHED	Shed	L	128	18.00	1990		42		0.00	1,000
PAT2	Patio-Good	L	374	9.94	1990		71		0.00	2,600
FOPC	Open Prch-roo	B	15	55.00	1983		70		0.00	900
GAR	Attached Gara	B	304	40.00	1983		70		0.00	9,400
BMT	Basement-Unfi	B	1,597	26.01	1983		70		0.00	25,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,791	1,791	1,791	295.71	529,622
BMT	Basement Area	0	1,597	0	0.00	0
FPC	Open Porch Conc. Floor	0	15	0	0.00	0
GAR	Attached Garage	0	304	0	0.00	0
PTO	Patio	0	374	0	0.00	0
Ttl Gross Liv / Lease Area		1,791	4,081	1,791		529,622

