

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNAMARA, ANNELLEN M & SHEILA TOBEY WAY REALTY TRUST 25 LINDEN PARK DRIVE  WALTHAM MA 02452-6216		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 479,500 238,600	Assessed 479,500 238,600
			4 Gas						
			6 Septic		4				
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_978494_2696864				Plan Ref. 505/18 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 718,100 718,100			

801  
 FY2025  
 BARNSTABLE, MA

# VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCNAMARA, ANNELLEN M & SHEILA G		35123 061	05-16-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MCNAMARA, ANNELLEN M & SHEILA G		14279 0214	09-28-2001	Q	I	285,000	00	2025	1010	479,500	2024	1010	448,900
DIOTALEVI, CLAUDIA J		10628 0228	02-28-1997	Q	I	182,722	1		1010	238,600	2023	1010	399,100
CHANNEL DEVEL CORP		10003 0336	01-15-1996	U	V	267,000	1						216,900
FUNDING SERVICES INC		9048 0270	02-15-1994	U	V	166,500	1						
Total								718,100	Total	687,500	Total	616,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	424,600
Appraised Xf (B) Value (Bldg)	47,700
Appraised Ob (B) Value (Bldg)	7,200
Appraised Land Value (Bldg)	238,600
Special Land Value	0
Total Appraised Parcel Value	718,100
Valuation Method	C
Total Appraised Parcel Value	718,100

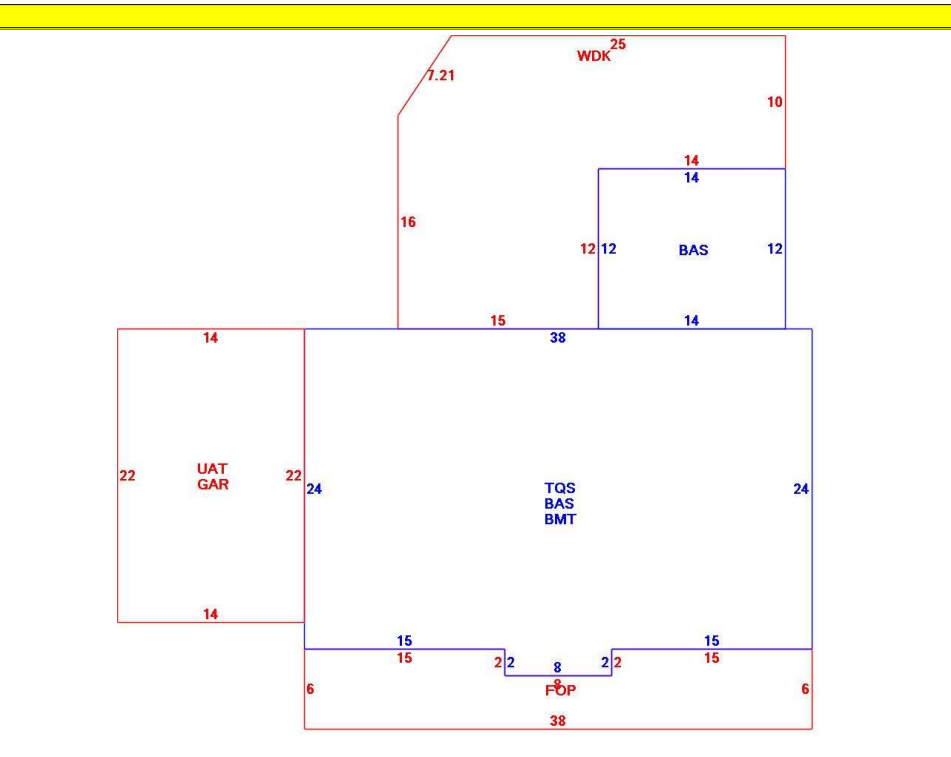
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	08-19-2021	835	Sid/Wind/Roof/	2,199		100		Insulation and Air Sealing	05-19-2020	WD			FR	Field Review
201504193	07-13-2015	WD	Wood Deck	9,000	09-03-2015	100	06-30-2016	TO BUILD DECK OFF REAR	02-17-2016	SR	02		02	Bldg Permit Completed
201104340	08-15-2011	NR	New Roof	8,695	06-30-2012	100	06-30-2012	REROOF STRIPPING OLD	09-29-2014	SR	01		03	Cycl Insp Comp
200905307	11-02-2009	OT	Other	11,900	06-14-2010	100	06-30-2010	FNDN UNDERPINNING	06-13-2014	JR	03		16	In Office Review
17481	08-26-1996	DW	Dwelling	66,000	06-23-1997	100	01-01-1997		06-22-2010	NF	03		02	Bldg Permit Completed

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	RB	4	0.710 AC	176,344.00	1.36104	1.0000	5	1.00	0107	1.400		1.0000	336,023.4	238,600	
Total Card Land Units					0.71 AC	Parcel Total Land Area					0.71	Total Land Value					238,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.66				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	482,445
Year Built	1996
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	424,600
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	1	6000.00	2006		88		0.00	5,300
FOP	Open Porch-ro	B	212	55.00	2006		88		0.00	8,200
GAR	Attached Gara	B	308	40.00	2006		88		0.00	12,000
BMT	Basement-Unfi	B	928	26.01	2006		88		0.00	22,200
WDC	Wood Deck w/	L	458	18.00	2015		92		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,096	1,096	1,096	278.87	305,642
BMT	Basement Area	0	928	0	0.00	0
FOP	Open Porch	0	212	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	603	928	603	181.21	168,159
UAT	Attic, Unfinished	0	308	31	28.07	8,645
WDK	Wood Deck	0	458	0	0.00	0
Ttl Gross Liv / Lease Area		1,699	4,238	1,730		482,446

