

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
VEZINA, VICTORIA L  53 RIDGE ROAD  WRENTHAM MA 02093		1	Level	2	Public Water	1	Paved	1	Lake/Pond Vie	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	352,800	352,800
		6	Septic					4		RES LAND	1010	202,100	202,100
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983080_2695270						Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#							
										Total		554,900	554,900

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
VEZINA, VICTORIA L		30611	0226	07-06-2017	Q	I			386,250	00			Year	Code	Assessed	Year	Code	Assessed	
FINNEY, SUZANNE P W		25683	0147	09-16-2011	Q	I			340,000	00	2025	1010	352,800	2024	1010	354,100	2023	1010	305,900
BOMBARA, JOSEPH J		22306	0051	08-31-2007	U	I			1	1		1010	202,100			202,100		1010	183,700
BOMBARA, JOSEPH J & DEBRA J		15648	0103	09-25-2002	Q	I			325,000	00									
RUNDLETT, WILFRED H & PRISCILLA		1282	0268	11-25-1964	U				0										
										Total		554,900	Total		556,200	Total		489,600	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			HYAN

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	298,000
Appraised Xf (B) Value (Bldg)	31,400
Appraised Ob (B) Value (Bldg)	23,400
Appraised Land Value (Bldg)	202,100
Special Land Value	0
Total Appraised Parcel Value	554,900
Valuation Method	C
Total Appraised Parcel Value	554,900

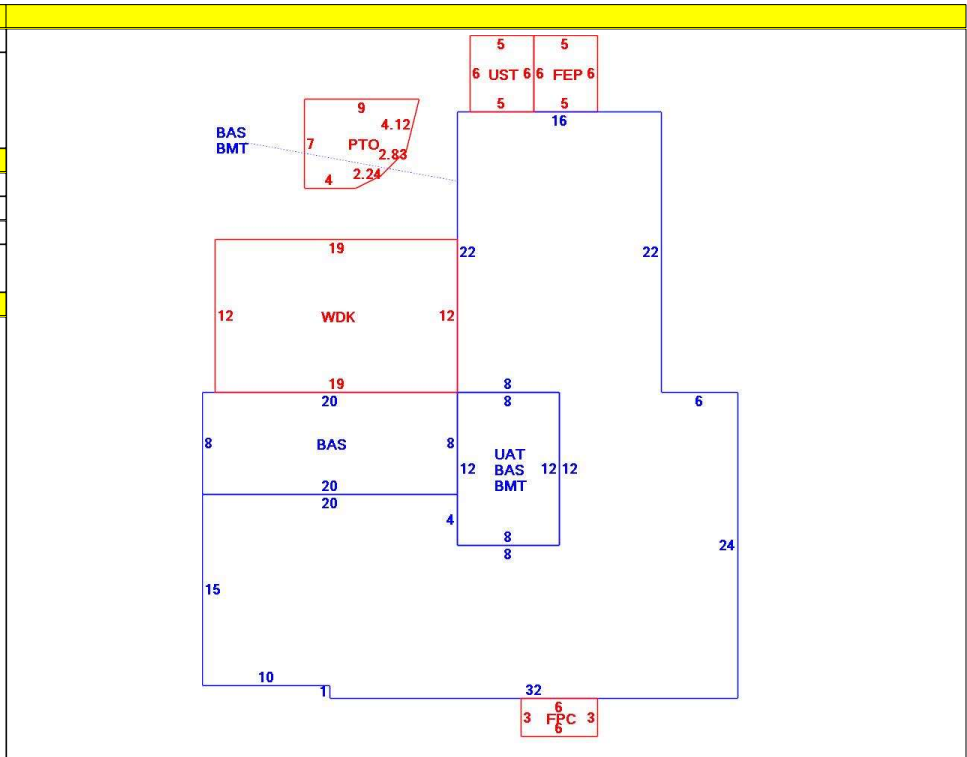
**NOTES**

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
17-4156	12-21-2017	804	Addn Alt-Res	18,000	05-01-2018	100	06-30-2018	Remove Front Porch-move wi	05-26-2020	WD			FR	Field Review
B33895	08-01-1990	AD	Addition	24,500	01-15-1991	100	12-31-1991	HP ADD'N	08-28-2018	SR	01		02	Bldg Permit Completed
B29026	03-01-1986	AD	Addition	8,000	01-15-1989	100	12-31-1989	HP ADD'N	01-26-2015	SR	02		14	Cyclical Inspection
									02-08-2012	JR	03		20	Sale Review
									01-19-2012	DR	22		22	Change of Address
									03-25-2003	PT	02		01	Meas/Est
									12-05-2002	PT	01		00	Meas/Listed-Interior Acces

**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	RF-1	4	0.210	AC	176,344.00	3.89789	1.0000	5	1.00	0107	1.400		1.0000	962,326.8	202,100	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value					202,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 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			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
Adjust Ttp		Code	Description	Factor%	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			387,002		
Year Built			1919		
Effective Year Built			1994		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			23		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			77		
RCNLD			298,000		
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	1989		77		0.00	3,900
FGR2	Garage- Avg-	L	528	50.00	1996		72	00	1.00	19,000
WDC	Deck comp w	L	228	28.00	1996		54		0.00	3,900
FOPC	Open Prch-roo	B	18	55.00	1989		77		0.00	1,100
UST	Utility Storage-	B	30	17.11	1989		77		0.00	400
BMT	Basement-Unfi	B	1,190	26.01	1989		77		0.00	22,900
PAT2	Patio-Good	L	53	9.94	1996		77		0.00	500
FEP	Enclosed porc	B	30	70.00	1989		77		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,350	1,350	1,350	284.56	384,156
BMT	Basement Area	0	1,190	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
FPC	Open Porch Conc. Floor	0	18	0	0.00	0
PTO	Patio	0	53	0	0.00	0
UAT	Attic, Unfinished	0	96	10	29.64	2,846
UST	Utility Enclosure	0	30	0	0.00	0
WDK	Wood Deck	0	228	0	0.00	0
Ttl Gross Liv / Lease Area		1,350	2,995	1,360		387,002

