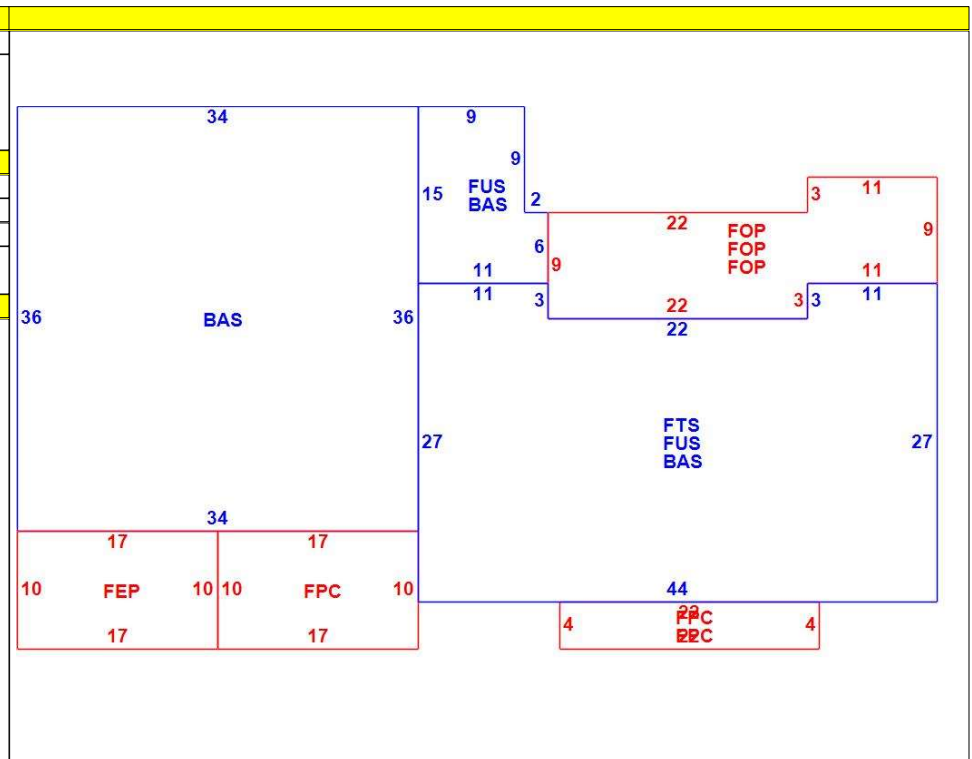


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125											Description	Code	Assessed		Assessed								
										RESIDNTL	1120	8,546,800		8,546,800									
								4		RES LAND	1120	1,500,000		1,500,000									
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429								Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU															
												Total		10,046,800		10,046,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q	V	440,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
													2025	1120	8,546,800	2024	1120	8,018,600	2023	1120	8,108,400		
														1120	1,500,000		1120	1,500,000		1120	1,500,000		
												Total		10,046,800		Total		9,518,600		Total		9,608,400	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int										
Total				0.00																			
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch															
CI23								HYAN															
NOTES												Appraised Bldg. Value (Card) 7,925,700											
												Appraised Xf (B) Value (Bldg) 559,700											
												Appraised Ob (B) Value (Bldg) 61,400											
												Appraised Land Value (Bldg) 1,500,000											
												Special Land Value 0											
												Total Appraised Parcel Value 10,046,800											
												Valuation Method C											
												Total Appraised Parcel Value				10,046,800							
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						
BLDC-24-12	06-05-2024	809		166		0		Change out deck hangers, dec				04-25-2023	SR	01		02	Bldg Permit Completed						
BLDR-21-12	09-28-2021	804	Addn Alt-Res	12,000	04-25-2023	100	06-30-2023	Dock, Replace P/T deck board				07-14-2021	CK	01		03	Cycl Insp Comp						
17-2113	07-24-2017	835	Sid/Wind/Roof/	8,000	06-30-2018	100	06-30-2018	Replace one exterior door and				04-30-2020	WD			FR	Field Review						
16-805	04-07-2016	835	Sid/Wind/Roof/	0	06-30-2016	100	06-30-2016	Siding, Trim & Window replace				04-06-2020	GM	04		FR	Field Review						
16-804	04-07-2016	835	Sid/Wind/Roof/	0	06-30-2016	100	06-30-2016	Siding, trim & window replace				12-28-2015	AL	22		22	Change of Address						
201506909	10-19-2015	NW	New Windows	211,998	06-30-2016	100	06-30-2016	REMOVE & REPLACE 51 WI				09-24-2013	RB	03		16	In Office Review						
201501529	03-31-2015	RW	Repair Work	1,000	06-30-2015	100	06-30-2015	REPLACE CEILING 5" DRYW				07-31-2013	JR	01		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	1120	APTS 9+/M-07	SPLI	4	100	BL	15,000.00	1.00000	1.0000	0	1.00		1.000	100 UNITS			1.0000	15,000	1,500,000				
1	1120	APTS 9+/M-07		4	5.760	AC	0.00	1.00000	0.9500	0	1.00		1.000	ACTUAL LOT SIZE			0.0000	0	0				
Total Card Land Units					5.76	BL	Parcel Total Land Area					5.76	Total Land Value								1,500,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	07	AptsResModl			
Grade:	C+	Average Plus			
Stories	3	3 Stories			
Exterior Wall 1	30	Cement Siding			
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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	70				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	14	14 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	50				
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split					

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
PAV1	PAVING-ASP	L	40,00	3.00	1985		32		0.00	38,400
FOP	Open Porch-ro	B	1,149	55.00	2004		86		0.00	35,900
DKPL	Pond Dock-Lig	L	1	4200.00	2023		100		0.00	4,200
FEP	Enclosed porc	B	170	70.00	2004		86		0.00	9,800
SGN1	SIGN-1 SD W/	L	8	30.60	2004		60		0.00	300
SGN1	SIGN-1 SD W/	L	16	30.60	2004		60		0.00	300
PAT1	Patio- Average	L	324	5.89	2004		80		0.00	1,500
LTHL	Halide Light FI	L	8	1495.00	2004		60		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,493	2,493	2,493	165.19	411,822
FEP	Enclosed Porch	0	170	60	58.30	9,911
FOP	Open Porch	0	891	134	24.84	22,136
FPC	Open Porch Conc. Floor	0	346	52	24.83	8,590
FTS	Finished Third Story	1,122	1,122	1,066	156.95	176,094
FUS	Upper Story	1,269	1,269	1,206	156.99	199,221
Ttl Gross Liv / Lease Area		4,884	6,291	5,011		827,774



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																			
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125												Description		Code		Assessed				Assessed																	
												RESIDENTL		1120		8,546,800				8,546,800																	
										4		RES LAND		1120		1,500,000				1,500,000																	
SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429				Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU Assoc Pid#																													
														Total		10,046,800		10,046,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed											
														2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400							
																1120		1,500,000				1120		1,500,000				1,500,000									
														Total		10,046,800		Total		9,518,600		Total		9,608,400													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
CI23												HYAN																									
NOTES																																					
																												Appraised Bldg. Value (Card) 7,925,700									
																												Appraised Xf (B) Value (Bldg) 559,700									
																		Appraised Ob (B) Value (Bldg) 61,400																			
																		Appraised Land Value (Bldg) 1,500,000																			
																		Special Land Value 0																			
																		Total Appraised Parcel Value 10,046,800																			
																		Valuation Method C																			
																		Total Appraised Parcel Value 10,046,800																			
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									
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					
2		1120		APTS 9+/M-07		SPLI		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI23		2.500				0.0000		0		0					
Total Card Land Units										0.00		SF		Parcel Total Land Area										5.76		Total Land Value										0	

Property Location 148 WEST MAIN STREET
Vision ID 22218 Account # 195425

Map ID 290/ 027/ 002/ /
Bldg # 2

Bldg Name
Sec # 1 of 1

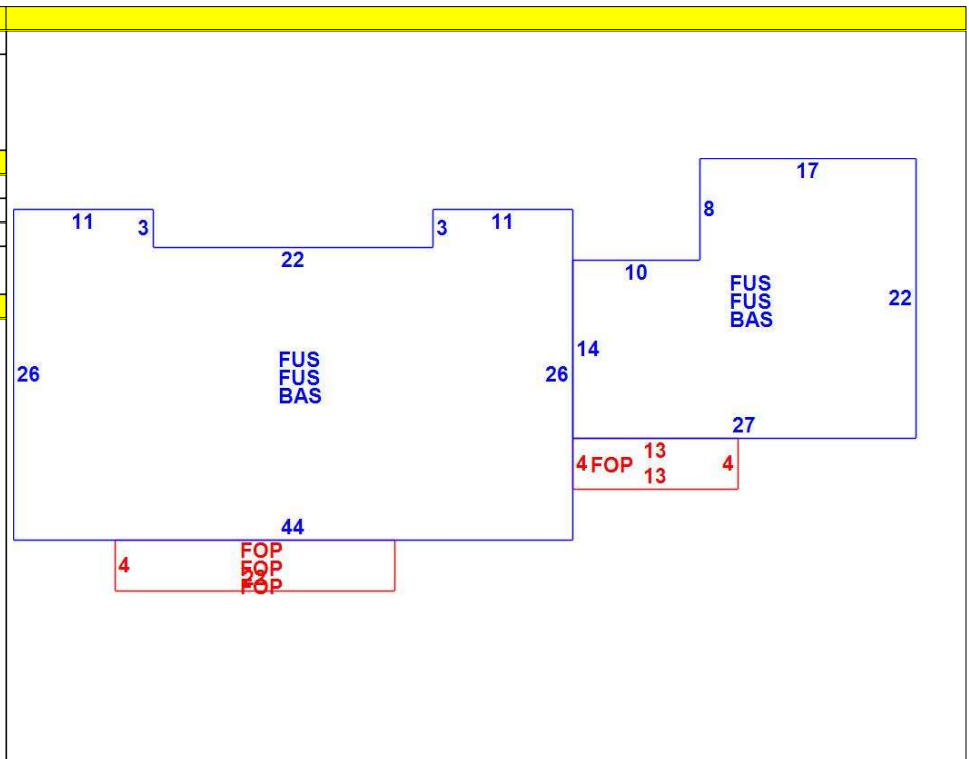
Card # 2 of 8

State Use 1120
Print Date 12/20/2024 7:32:07 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	07	Apartments			
Grade:	C+	Average Plus			
Stories	3	3 Stories			
Exterior Wall 1	30	Cement Siding			
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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	7				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	14				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	70	7 Full-0 Half			

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
FOP	Open Porch-ro	B	316	55.00	2004		86		0.00	10,700
FGR2	Garage- Avg-	L	255	50.00	1996		72	C	1.00	9,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,592	1,592	1,592	167.44	266,562
FOP	Open Porch	0	316	47	24.90	7,870
FUS	Upper Story	3,184	3,184	3,025	159.08	506,501
Ttl Gross Liv / Lease Area		4,776	5,092	4,664		780,933



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																			
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125												Description		Code		Assessed				Assessed																	
												RESIDENTL		1120		8,546,800				8,546,800																	
										4		RES LAND		1120		1,500,000				1,500,000																	
SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429				Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU Assoc Pid#																													
														Total		10,046,800		10,046,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed											
																2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400					
																		1120		1,500,000				1120		1,500,000				1120		1,500,000					
														Total		10,046,800		Total		9,518,600		Total		9,608,400													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
CI23												HYAN																									
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									
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					
3		1120		APTS 9+/M-07		SPLI		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI23		2.500				0.0000		0		0					
Total Card Land Units										0.00		SF		Parcel Total Land Area										5.76		Total Land Value										0	

State Use 1120
Print Date 12/20/2024 7:32:07 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																			
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125												Description		Code		Assessed				Assessed																	
												RESIDENTL		1120		8,546,800				8,546,800																	
										4		RES LAND		1120		1,500,000				1,500,000																	
SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429				Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU Assoc Pid#																													
														Total		10,046,800		10,046,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed											
																2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400					
																		1120		1,500,000				1120		1,500,000				1120		1,500,000					
														Total		10,046,800		Total		9,518,600		Total		9,608,400													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
CI23												HYAN																									
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									
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					
4		1120		APTS 9+/M-07		SPLI		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI23		2.500				0.0000		0		0					
Total Card Land Units										0.00		SF		Parcel Total Land Area										5.76		Total Land Value										0	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14	Apartments									
Model	07	Apartments									
Grade:	C+	Average Plus									
Stories	3	3 Stories									
Exterior Wall 1	30	Cement Siding				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2						Building Value New		1,683,991			
Heat Fuel	04	Electric				Year Built		1983			
Heat Type	07	Elec Baseboard				Effective Year Built		2006			
AC Type	01	None				Depreciation Code		G			
Bedrooms	25	25 Bedrooms				Remodel Rating					
Full Baths	25					Year Remodeled					
Half Baths	0					Depreciation %		14			
Extra Fixtures	0					Functional Obsol		0			
Total Rooms	50					External Obsol		0			
Bath Style						Trend Factor		1			
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good		86			
Accessory Apt	09	Blk/Pour Ftgs				RCNLD		1,448,200			
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	KK	20 Full-20Half				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	
FOP	Open Porch-ro	B	1,740	55.00	2004		86		0.00	53,600	
SHED	Shed	L	30	18.00	2004		60		0.00	300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			4,219	4,219	4,219	134.76		568,563		
FOP	Open Porch			0	1,740	261	20.21		35,173		
FUS	Upper Story			8,438	8,438	8,016	128.02		1,080,255		
Ttl Gross Liv / Lease Area				12,657	14,397	12,496			1,683,991		

State Use 1120
Print Date 12/20/2024 7:32:08 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14	Apartments									
Model	07	Apartments									
Grade:	C+	Average Plus									
Stories	3	3 Stories									
Exterior Wall 1	30	Cement Siding				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					1,583,103
Heat Fuel	04	Electric				Year Built					1983
Heat Type	07	Elec Baseboard				Effective Year Built					2006
AC Type	01	None				Depreciation Code					G
Bedrooms	25	25 Bedrooms				Remodel Rating					
Full Baths	25					Year Remodeled					
Half Baths	0					Depreciation %					14
Extra Fixtures	0					Functional Obsol					0
Total Rooms	50					External Obsol					0
Bath Style						Trend Factor					1
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					86
Accessory Apt	09	Blk/Pour Ftgs				RCNLD					1,361,500
Foundation Alt						Dep % Ovr					
Rms Prts	KK	20 Full-20Half				Dep Ovr Comment					
Bath Split						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	
FOP	Open Porch-ro	B	4,653	55.00	2004		86		0.00	138,100	
					</						

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																			
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125												Description		Code		Assessed				Assessed																	
												RESIDENTL		1120		8,546,800				8,546,800																	
										4		RES LAND		1120		1,500,000				1,500,000																	
SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429				Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU Assoc Pid#																													
														Total		10,046,800		10,046,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed											
																2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400					
																		1120		1,500,000				1120		1,500,000				1120		1,500,000					
														Total		10,046,800		Total		9,518,600		Total		9,608,400													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
CI23												HYAN																									
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									
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					
6		1120		APTS 9+/M-07		SPLI		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI23		2.500						0.0000		0		0			
Total Card Land Units										0.00		SF		Parcel Total Land Area										5.76		Total Land Value										0	

[illegible]A photograph of a large, multi-story apartment building with a curved facade and balconies, surrounded by tall trees. The building has a light-colored exterior and dark railings on the balconies. The trees are tall and leafless, suggesting a winter or early spring setting. The sky is blue with some light clouds.A photograph of a residential landscape. In the foreground, there is a green lawn with several pink flowering bushes. A large tree trunk is visible in the center. To the right, there is a large, dark green shrub. The date '04/25/2023' is stamped in orange text in the bottom right corner. The background shows a white building with a balcony.

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																	
FAWCETT'S POND APARTMENTS C/O CMJ MANAGEMENT CO 150 MOUNT VERNON ST SUITE 520 DORCHESTER MA 02125												Description		Code		Assessed				Assessed															
												RESIDENTL		1120		8,546,800				8,546,800															
										4		RES LAND		1120		1,500,000				1,500,000															
SUPPLEMENTAL DATA																																			
				Alt Prcl ID				Plan Ref.		357/71																									
				Split Zonin RB;HB				Land Ct#		15847-B																									
				BID Parcel				#SR																											
				ResExpt Q				Life Estate		PP STATU																									
				#DL 1 LOTS 2A & 2																															
				#DL 2																															
				GIS ID F_983561_2699429				Assoc Pid#																											
														Total		10,046,800		10,046,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed									
																2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400			
																		1120		1,500,000				1120		1,500,000				1120		1,500,000			
														Total		10,046,800		Total		9,518,600		Total		9,608,400											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int									
Total						0.00																													
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				B				Tracing				Batch																			
CI23																HYAN																			
NOTES																																			
																												Appraised Bldg. Value (Card) 7,925,700							
																												Appraised Xf (B) Value (Bldg) 559,700							
																		Appraised Ob (B) Value (Bldg) 61,400																	
																		Appraised Land Value (Bldg) 1,500,000																	
																		Special Land Value 0																	
																		Total Appraised Parcel Value 10,046,800																	
																		Valuation Method C																	
																		Total Appraised Parcel Value 10,046,800																	
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							
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							
7	1120	APTS 9+/M-07		SPLI	4	0 SF		0.00		1.00000		1.0000		5		1.00	CI23	2.500						0.0000		0		0							
Total Card Land Units						0.00		SF		Parcel Total Land Area						5.76		Total Land Value										0							

Property Location 148 WEST MAIN STREET
Vision ID 22218 Account # 195425

Map ID 290/ 027/ 002/ /
Bldg # 7

Bldg Name
Sec # 1 of 1

Card # 7 of 8

State Use 1120
Print Date 12/20/2024 7:32:09 P

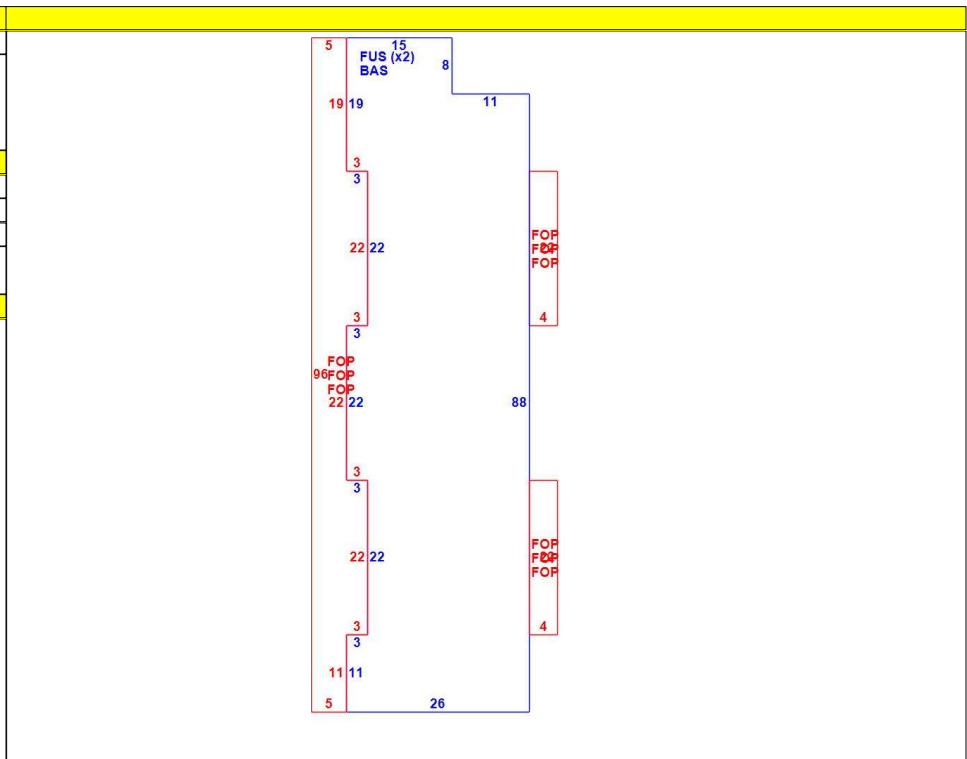
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14	Apartments									
Model	07	Apartments									
Grade:	C+	Average Plus									
Stories	3	3 Stories									
Exterior Wall 1	30	Cement Siding				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
RooF Structure	03	Gable/Hip							B		S
RooF Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2						Building Value New			1,033,311		
Heat Fuel	04	Electric				Year Built			1983		
Heat Type	07	Elec Baseboard				Effective Year Built			2006		
AC Type	01	None				Depreciation Code			G		
Bedrooms	12	12 Bedrooms				Remodel Rating					
Full Baths	12					Year Remodeled					
Half Baths	0					Depreciation %			14		
Extra Fixtures	0					Functional Obsol			0		
Total Rooms	24					External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good			86		
Accessory Apt	09	Blk/Pour Ftgs				RCNLD			888,600		
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	C0	12 Full-0 Half				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	
FOP	Open Porch-ro	B	2,640	55.00	2004		86		0.00	80,300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			2,221	2,221	2,221	151.14	335,671			
FOP	Open Porch			0	2,640	396	22.67	59,850			
FUS	Upper Story			4,442	4,442	4,220	143.58	637,791			

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																			
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												RESIDENTL		1120		8,546,800				8,546,800																	
										4		RES LAND		1120		1,500,000				1,500,000																	
SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOTS 2A & 2 #DL 2 GIS ID F_983561_2699429				Plan Ref. 357/71 Land Ct# 15847-B #SR Life Estate PP STATU Assoc Pid#																													
														Total		10,046,800		10,046,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FAWCETT'S POND APARTMENTS				C87297 0		11-15-1981		Q		V		440,000		00		Year		Code		Assessed		Year		Code		Assessed											
														2025		1120		8,546,800		2024		1120		8,018,600		2023		1120		8,108,400							
																1120		1,500,000				1120		1,500,000				1,500,000									
														Total		10,046,800		Total		9,518,600		Total		9,608,400													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
CI23												HYAN																									
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									
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					
8		1120		APTS 9+/M-07		SPLI		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI23		2.500				0.0000		0		0					
Total Card Land Units										0.00		SF		Parcel Total Land Area										5.76		Total Land Value										0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
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Model	07	Apartments			
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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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	12	12 Bedrooms			
Full Baths	12				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	24				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	C0	12 Full-0 Half			

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
FOP	Open Porch-ro	B	2,364	55.00	2004		86		0.00	72,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,276	2,276	2,276	150.65	342,878	
FOP	Open Porch	0	2,364	355	22.62	53,480	
FUS	Upper Story	4,552	4,552	4,324	143.10	651,407	
Ttl Gross Liv / Lease Area		6,828	9,192	6,955		1,047,765	



04/25/2023