

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHEN, WENFEI  62 POOLE STREET  MEDFORD MA 02155		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 510,400 140,600	Assessed 510,400 140,600
			4 Gas						
			6 Septic		4				
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 19 #DL 2 GIS ID F_983067_2703121				Plan Ref. 342/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 651,000 651,000			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHEN, WENFEI		34222 219	06-18-2021	Q	I	540,000	00	Year	Code	Assessed	Year	Code	Assessed
MONTANEZ, ADRIAN & GINA		29548 0001	03-31-2016	U	I	1	1F	2025	1010	510,400	2024	1010	505,400
MONTANEZ, ADRIAN & DILLREE, GINA M		28266 0270	07-16-2014	Q	I	275,000	00		1010	140,600		1010	140,600
GUARINO, JOSEPH & ANGELA M		4350 0041	12-15-1984	Q	V	20,000	U						
PETRONI & SON BUILDERS INC		3736 0209	05-15-1983	U		0		Total		651,000	Total		646,000
								Total		575,400	Total		575,400

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	Batch
0104				HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	443,400
Appraised Xf (B) Value (Bldg)	62,200
Appraised Ob (B) Value (Bldg)	4,800
Appraised Land Value (Bldg)	140,600
Special Land Value	0
Total Appraised Parcel Value	651,000
Valuation Method	C
Total Appraised Parcel Value	651,000

NOTES							

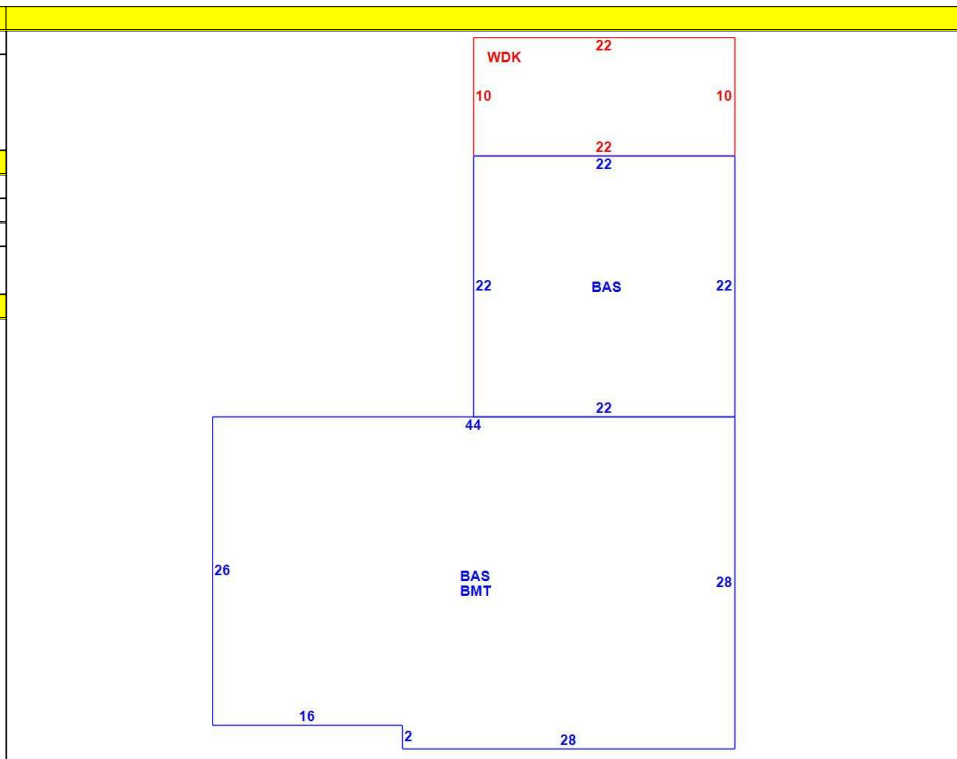
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201501618	04-02-2015	FB	Finish Basemen	8,000	06-30-2017	100	06-30-2017	FINISH BASMENT TO CREAT	05-04-2020	WD			FR	Field Review
91552	04-18-2006	AD	Addition	30,000	10-13-2006	100	06-30-2007	HY 1 STOR	10-03-2017	KM	02		03	Cycl Insp Comp
B32978	06-01-1989	DW	Dwelling	60,000	01-15-1990	100	12-31-1990		07-12-2017	MS	03		02	Bldg Permit Completed
									03-21-2007	JG	03		52	New Construction
									10-13-2006	MF	02		02	Bldg Permit Completed
									02-16-2001	PT	01		00	Meas/Listed-Interior Acces
									04-15-1990	ME	02		01	Meas/Est

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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0104	0.900		1.0000	299,061.7	140,600
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			140,600	

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	25	Vinyl 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	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	8				
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	503,834
Year Built	1989
Effective Year Built	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	443,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2007		88		0.00	4,400
BMT	Basement-Unfi	B	1,200	26.01	2007		88		0.00	26,300
BFA1	Bsmt Fin-Goo	B	1,100	32.56	2007		88		0.00	31,500
WDC	Wood Decking	L	220	20.00	2017		96		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,684	1,684	1,684	299.19	503,834
BMT	Basement Area	0	1,200	0	0.00	0
WDC	Wood Deck	0	220	0	0.00	0
Ttl Gross Liv / Lease Area		1,684	3,104	1,684		503,834

