

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CATALANO, THOMAS P & CAROLA T T P C & C R C 2016 REV TRUSTS 45 WEST 3RD STREET APT 516 BOSTON MA 02127		2 Above Street	1 All Public	1 Paved		Description	Code	Assessed	Assessed
					4	RESIDNTL	1010	1,025,900	1,025,900
SUPPLEMENTAL DATA						RES LAND	1010	262,700	262,700
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 209, 210, 211 & 212 #DL 2 GIS ID F_988731_2695694		Plan Ref. 8/119 Land Ct# #SR FOLSOM AVE Life Estate PP STATU Assoc Pid#		Total 1,288,600 1,288,600			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CATALANO, THOMAS P & CAROLA TRS		29758 0346	06-28-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
CATALANO, THOMAS P & CAROL R LEEN, SELWYN A		13971 0001 0983 0394	06-25-2001 09-12-1957	Q U	I U	270,000 0	00	2025	1010 1010	1,025,900 262,700	2024	1010 1010	1,027,000 262,700			
Total										1,288,600	Total		1,289,700	Total		1,084,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			Batch HYAN

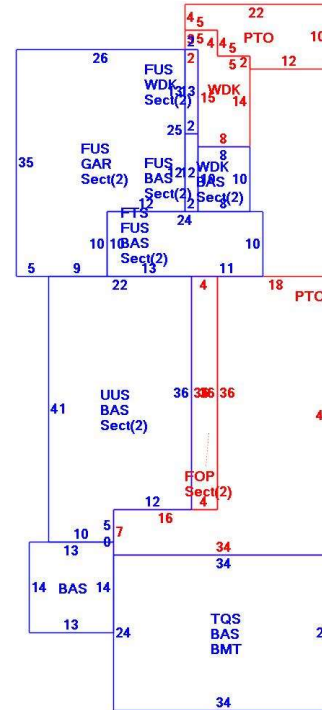
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	959,500
Appraised Xf (B) Value (Bldg)	53,000
Appraised Ob (B) Value (Bldg)	13,400
Appraised Land Value (Bldg)	262,700
Special Land Value	0
Total Appraised Parcel Value	1,288,600
Valuation Method	C
Total Appraised Parcel Value	1,288,600

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-24-1	02-20-2024	835	Sid/Wind/Roof/	20,000		100		windows	05-11-2020	WD			FR	Field Review
201106071	11-15-2011	RA	Remodel-Additi	120,000	03-14-2012	100	06-30-2012	REMOM MAIN HSE- KIT & BA	10-01-2018	KM	22		22	Change of Address
200901310	03-31-2009	PV	Solar PV Syste	20,000	03-31-2011	100	06-30-2011	PV SOLAR PANELS 4.2 KW R	08-30-2017	SR	02		03	Cycl Insp Comp
200802770	07-27-2008	AD	Addition	285,000	03-31-2011	100	06-30-2011	ADD'N.&GAR.	05-23-2012	RB	03		16	In Office Review
54955	08-06-2001	RE	Remodel	2,500	01-01-2002	100	06-30-2002	KITCHEN	04-13-2011	RB	03		02	Bldg Permit Completed
									03-31-2011	MK	02		52	New Construction
									06-24-2010	NF	03		13	CALL BACK

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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0108	1.700		1.0000	625,509.8	262,700
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value				262,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	12				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,127,351
			Year Built		1940
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		959,500
			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	1984		73		0.00	4,400
FPO	Ext FP Openin	B	1	2000.00	1984		73		0.00	1,500
SOL1	Solar PV Pane	B	14	860.00	1984		0		0.00	0
BMT	Basement-Unfi	B	816	26.01	1984		73		0.00	16,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	998	998	998	267.59	267,051	
BMT	Basement Area	0	816	0	0.00	0	
PTO	Patio	0	1,066	0	0.00	0	
TQS	Three Quarter Story	530	816	530	173.80	141,821	
WDK	Wood Deck	0	130	0	0.00	0	
Ttl Gross Liv / Lease Area		1,528	3,826	1,528		408,872	



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											RESIDNTL	1010	1,025,900	1,025,900						
									4		RES LAND	1010	262,700	262,700						
SUPPLEMENTAL DATA						Total		1,288,600	1,288,600											
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	LOTS 209, 210, 211 & 212	#DL 2	GIS ID	F_988731_2695694	Plan Ref.	8/119	Land Ct#		#SR	FOLSOM AVE	Life Estate	PP STATU	Assoc Pid#	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CATALANO, THOMAS P & CAROLA TRS		29758	0346	06-28-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
CATALANO, THOMAS P & CAROL R LEEN, SELWYN A		13971	0001	06-25-2001	Q	I	270,000	00	2025	1010	1,025,900	2024	1010	1,027,000	2023	1010	824,900	
		0983	0394	09-12-1957	U		0			1010	262,700		1010	262,700		1010	259,900	
		Total								1,288,600		Total		1,289,700		Total		1,084,800

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Total		0.00																	

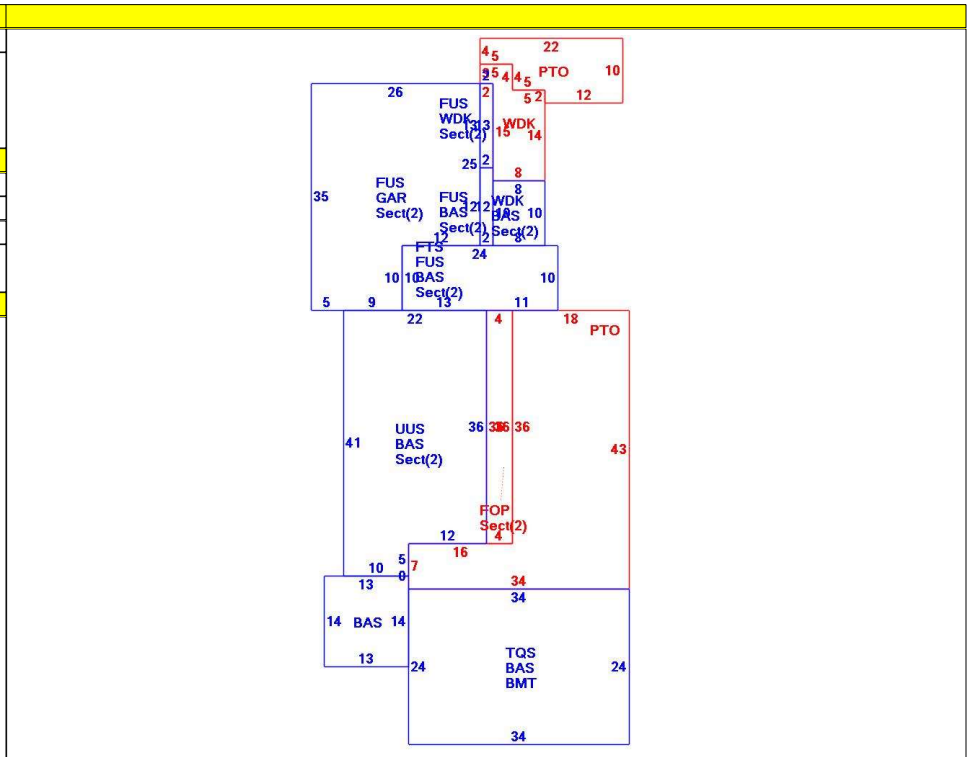
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					Appraised Land Value (Bldg)	262,700	
					Special Land Value	0	
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NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-11-2020	WD			FR	Field Review
										10-01-2018	KM	22		22	Change of Address
										08-30-2017	SR	02		03	Cycl Insp Comp
										05-23-2012	RB	03		16	In Office Review
										04-13-2011	RB	03		02	Bldg Permit Completed
										03-31-2011	MK	02		52	New Construction
										06-24-2010	NF	03		13	CALL BACK

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										06-24-2010	NF	03		13	CALL BACK

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Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			262,700	

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Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	3	3 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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			
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Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
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			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,127,351
			Year Built		2008
			Effective Year Built		2014
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		8
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		92
			RCNLD		959,500
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
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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
WDC	Wood Decking	L	236	20.00	2010		82		0.00	4,300
PAT2	Patio-Good	L	886	9.94	2010		91		0.00	7,300
PAT2	Patio-Good	L	180	9.94	2010		91		0.00	1,800
FOP	Open Porch-ro	B	144	55.00	2012		92		0.00	6,600
GAR	Attached Gara	B	790	40.00	2012		92		0.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,186	1,186	1,186	222.99	264,469
FOP	Open Porch	0	144	0	0.00	0
FTS	Finished Third Story	240	240	240	222.99	53,518
FUS	Upper Story	1,080	1,080	1,080	222.99	240,831
GAR	Attached Garage	0	790	0	0.00	0
UUS	Upper Story, Unfinished	0	842	716	189.62	159,662
WDK	Wood Deck	0	106	0	0.00	0
Ttl Gross Liv / Lease Area		2,506	4,388	3,222		718,480

