

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SEVEN HILLS COMMUNITY SERVICE 81 HOPE AVE WORCESTER MA 01603		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed
			4 Gas			EXEMPT	9590	571,800	571,800
			6 Septic		6	EXM LAND	9590	168,600	168,600
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_963389_2706972				Plan Ref. 326/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 740,400 740,400			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SEVEN HILLS COMMUNITY SERVICES I	21071	0134	06-06-2006	U	I	390,000	1K	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
PETERSON, RUSSELL JR & JENNIFER	12156	0055	03-29-1999	U	I	0	1A	2025	9590	571,800	2024	9590	565,500	2023	9590	481,700
PETERSON, RUSSELL C JR	8942	0113	12-15-1993	U	I	91,000	L		9590	168,600		9590	168,600		9590	153,200
MERIDIAN MORTGAGE CORP	8685	0222	07-15-1993	U	I	100	L	Total 740,400 Total 734,100 Total 634,900								
FEDERAL HOME LOAN MORTGAGE CO	8371	0095	12-15-1992	U	I	127,000	L									

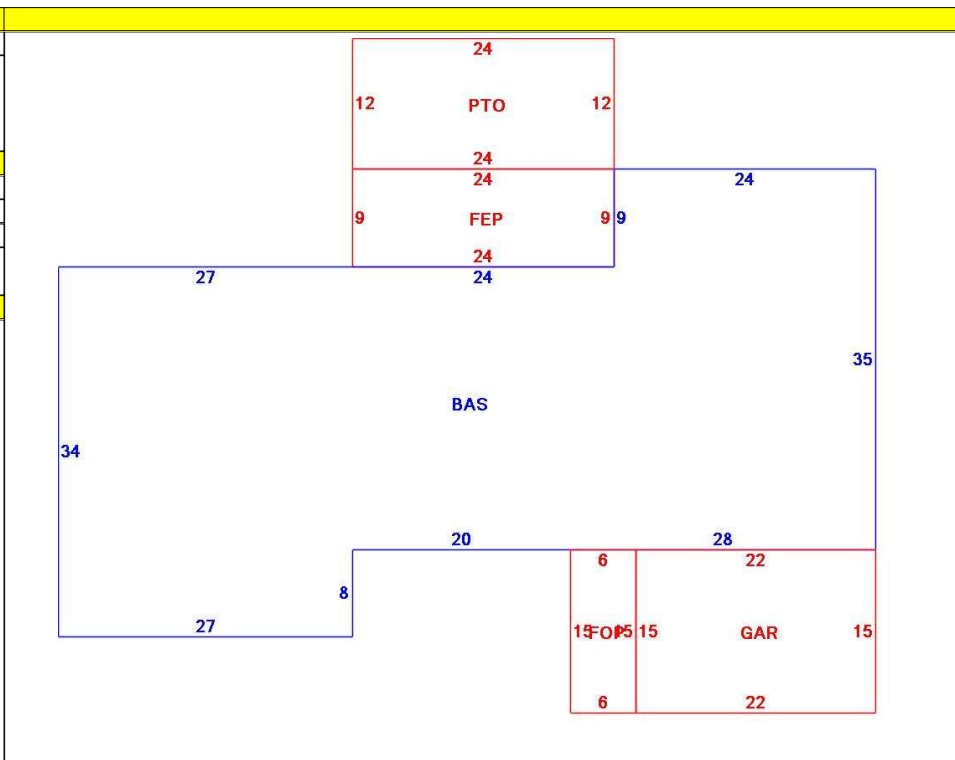
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				MARSTM	Appraised Bldg. Value (Card)	533,800	
					Appraised Xf (B) Value (Bldg)	31,300	
					Appraised Ob (B) Value (Bldg)	6,700	
					Appraised Land Value (Bldg)	168,600	
					Special Land Value	0	
					Total Appraised Parcel Value	740,400	
					Valuation Method	C	
					Total Appraised Parcel Value	740,400	

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
B28602	10-01-1985	DW	Dwelling	90,000	01-15-1987	100		MM 1 STOR	02-28-2024	CK	03		16	In Office Review
									03-02-2023	CK	03		16	In Office Review
									02-25-2022	CK	03		16	In Office Review
									02-26-2021	CK	03		16	In Office Review
									05-14-2020	GM	04		FR	Field Review
									02-25-2019	RB	03		16	In Office Review
									03-14-2018	KM	02		03	Cycl Insp Comp

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	959R	Char. Housing M	RF	3	0.670 AC	176,344.00	1.42670	1.0000	5	1.00	0105	1.000		1.0000	251,589.9	168,600
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			168,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id	C	Owne 0.0
Roof Cover	03	Asph/F GlS/Cmp		B	S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	14	Carpet	Condo Unit		
Interior Floor 2	11	Ceram Clay Til	COST / MARKET VALUATION		
Heat Fuel	03	Gas	Building Value New		643,116
Heat Type	05	Hot Water	Year Built		1985
AC Type	03	Central	Effective Year Built		2002
Bedrooms	04	4 Bedrooms	Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		17
Total Rooms	7	7 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Sewer Occupan			Condition %		
Accessory Apt			Percent Good		83
Foundation Alt	01	Poured Conc.	RCNLD		533,800
Rms Prts			Dep % Ovr		
Bath Split	30	3 Full-0 Half	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	2000		83		0.00	4,200
PAT1	Patio- Average	L	288	5.89	1999		80		0.00	1,400
FOP	Open Porch-ro	B	90	55.00	2000		83		0.00	4,300
FEP	Enclosed porc	B	216	70.00	2000		83		0.00	11,000
GAR	Attached Gara	B	330	40.00	2000		83		0.00	11,800
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,382	2,382	2,382	269.99	643,116
FEP	Enclosed Porch	0	216	0	0.00	0
FOP	Open Porch	0	90	0	0.00	0
GAR	Attached Garage	0	330	0	0.00	0
PTO	Patio	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		2,382	3,306	2,382		643,116

