

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
METELLA DAVID & CARLA			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
408 LEBANON ST UNIT 2 MELROSE MA 02176						RESIDENTL RES LND	1010 1010	396,400 835,700	396,400 835,700	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2							
GIS ID M_282338_792102			Assoc Pid#							
						Total		1,232,100	1,232,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
METELLA DAVID & CARLA		0021 0269	02-24-1976			0		Year	Code	Assessed	Year	Code	Assessed			
								2023	1010 1010	312,900 842,500	2022	1010 1010	227,600 839,600	2021	1010 1010	251,600 736,400
								Total		1,155,400	Total		1,067,200	Total		988,000

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

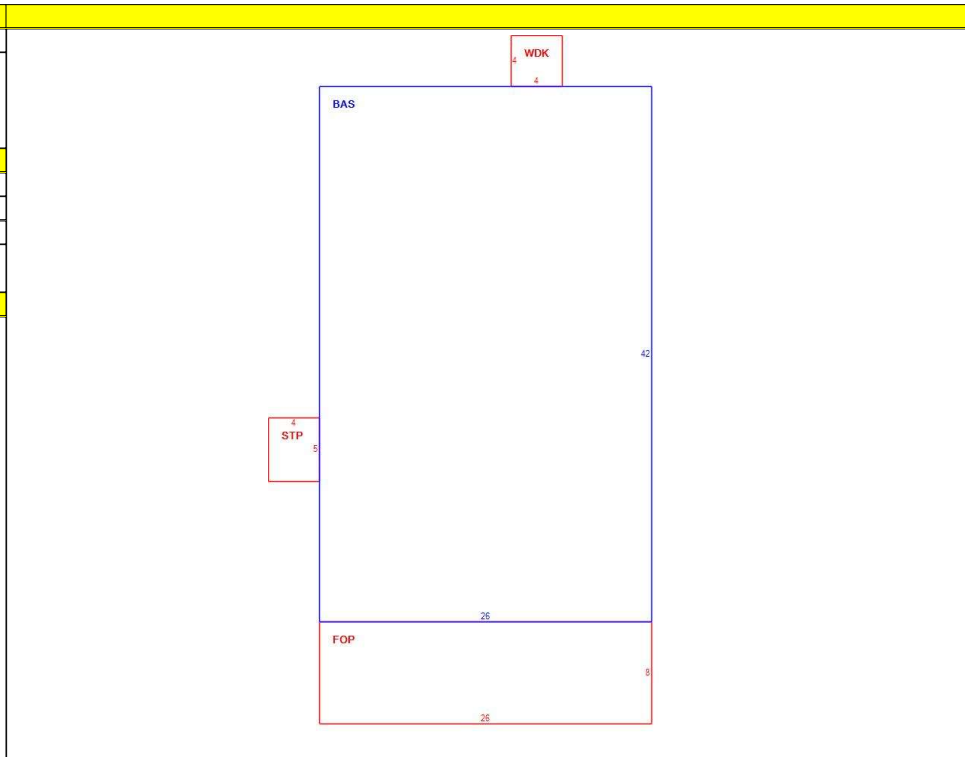
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES			
LT 101 LC 20640H			

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
									05-20-2022	LS			11	Field Review
									05-22-2017	PH			11	Field Review
									12-03-2014	EP			01	Cyclical Reinspection
									06-19-2014	SER			11	Field Review
									02-10-2012	EP			11	Field Review
									11-14-2011	DM			11	Field Review
									01-12-2001	WP			43	Cyclical Reinspection

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGL FAM M-0	R20		21,780 SF	14.57	1.00000	5	1.00	0060	2.600			37.88	825,100	
1	1010	SINGL FAM M-0	R20		0.120 AC	34,000.00	1.00000	0	1.00	0060	2.600			88,400	10,600	
Total Card Land Units					0.62 AC	Parcel Total Land Area					0.62	Total Land Value				835,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
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			528,510		
Year Built			1975		
Effective Year Built			1997		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			25		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			75		
Cns Sect Rcnd			396,400		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,092	1,092	1,092	464.42	507,147	
FOP	Porch, Open, Finished	0	208	42	93.78	19,506	
STP	Stoop	0	20	2	46.44	929	
WDK	Deck, Wood	0	16	2	58.05	929	
Ttl Gross Liv / Lease Area		1,092	1,336	1,138		528,511	

