

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HEATHS DREAM LLC							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
18 FERNWAY							RESIDENTL	1010	1,200,300	1,200,300	
WINCHESTER MA 01890							RES LAND	1010	380,000	380,000	
SUPPLEMENTAL DATA											
Alt Prcl ID					Plan Ref.						
Split Zonin					Land Ct# 15593-E						
BID Parcel					#SR						
ResExpt Q					Life Estate						
#DL 1 LOT 11					PP STATU A:Active						
#DL 2					Assoc Pid#						
GIS ID F_952629_2695118							Total 1,580,300 1,580,300				

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HEATHS DREAM LLC			C225950	0	04-16-2021	U	I	1,500,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
O'TOOLE, STEPHEN R & JENNIFER R T			C204633	0	10-07-2014	U	I	100	1F	2023	1010	1,083,000	2022	1010	919,500	2021	1010	730,800
O'TOOLE, STEPHEN R & JENNIFER R			C199025	0	12-17-2012	Q	I	650,000	00		1010	219,900		1010	151,200		1010	153,600
BREAU, SHAUN			C164332	0	02-15-2002	U	I	695,000	1								1010	70,900
WILLIAMS, NANCY H			C147672	0	03-06-1998	U	V	102,500	1									
Total										1,302,900		Total		1,070,700		Total		955,300

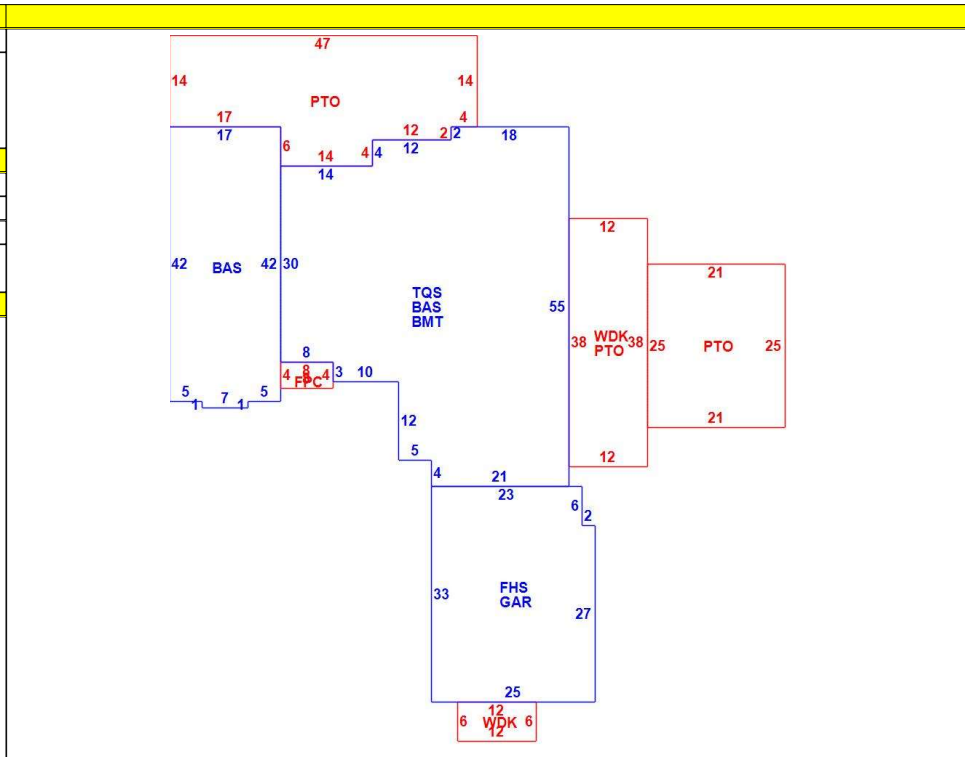
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total			0.00																		

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0109				MARSTM													
NOTES																	
Appraised Bldg. Value (Card) 1,015,900																	
Appraised Xf (B) Value (Bldg) 113,500																	
Appraised Ob (B) Value (Bldg) 70,900																	
Appraised Land Value (Bldg) 380,000																	
Special Land Value 0																	
Total Appraised Parcel Value 1,580,300																	
Valuation Method C																	
Total Appraised Parcel Value 1,580,300																	

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-21-1	08-15-2021	835	Sid/Wind/Roof/	5,000		100		Replace 1 door		08-30-2021	BM	03		16	In Office Review
EXPR-21-8	06-01-2021	835	Sid/Wind/Roof/	12,000		100		Weatherization, Insulation and		06-08-2020	WD			FR	Field Review
TB-20-3514	01-07-2021	804	Addn Alt-Res	5,000		0		bedroom addition 2nd floor		11-19-2019	CK	22		22	Change of Address
20-425	03-23-2020	835	Sid/Wind/Roof/	30,200		100		strip and reroof 63 square asp		10-16-2019	CK	03		16	In Office Review
89836	01-23-2006	WD	Wood Deck	12,000	09-11-2006	100	06-30-2007	12X38 DECK		08-07-2019	AC	01		08	Inspection Refused
89135	12-19-2005	OB	Out Building	14,000	08-13-2007	100	12-31-2007	16X18 SHED, 6X12 2NDFL D		07-10-2018	KM	22		22	Change of Address
63497	09-04-2002	OT	Other	0		100	06-30-2012	POOL HEATER		02-06-2014	JR	03		16	In Office Review

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	RF	3	0.780	AC	176,344.00	1.25587	1.0000	5	1.00	0109	2.200	SPLIT FIRE DISTRICT		1.0000	487,220.8	380,000
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value				380,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	16	Stucco on Wood			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 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		1,141,445
			Year Built		1999
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		1,015,900
			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
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200
SPL3	Pool Gunite	L	648	75.00	2002		66	00	1.00	33,700
SHD2	Shed w/Elec	L	256	26.00	2002		66		0.00	4,400
SHD2	Shed w/Elec	L	288	26.00	2006		74		0.00	5,500
BFA1	Bsmt Fin-Goo	B	1,400	32.56	2007		89		0.00	40,600
WDC	Wood Decking	L	528	20.00	2005		72		0.00	7,100
PAT1	Patio- Average	L	1,747	5.89	2005		86		0.00	7,400
FOP	Open Porch-ro	B	128	55.00	2007		89		0.00	5,900
GAR	Attached Gara	B	813	40.00	2007		89		0.00	23,400
BMT	Basement-Unfi	B	1,980	26.01	2007		89		0.00	39,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,701	2,701	2,701	259.71	701,489
BMT	Basement Area	0	1,980	0	0.00	0
FHS	Half Story	407	813	407	130.02	105,704
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
GAR	Attached Garage	0	813	0	0.00	0
PTO	Patio	0	1,747	0	0.00	0
TQS	Three Quarter Story	1,287	1,980	1,287	168.81	334,252
WDK	Wood Deck	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		4,395	10,594	4,395		1,141,445



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