

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILKER-MANFREDONIA, LESLIE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
89 SCUDDER'S LANE						RESIDENTL	1010	1,410,100	1,410,100	
BARNSTABLE MA 02630						RES LAND	1010	1,833,500	1,833,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 32 #DL 2 GIS ID F_977837_2720395				Plan Ref. Land Ct# 20950-J #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILKER-MANFREDONIA, LESLIE		C203543	06-02-2014	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MANFREDONIA, WILLIAM F & PARELLA DAVID A & CYNTHIA H		C175047	11-12-2004	Q	I	1,595,000	00	2023	1010	1,199,300	2022	1010	976,100	2021	1010	889,600	
PARRELLA, DAVID A		C165362	05-24-2002	U	V	100,000	1A		1010	1,453,100		1010	1,117,200		1010	1,150,100	
AUSTIN, LOUISE B TR		C18846	02-08-1956	U		0	1A								1010	2,900	
Total								2,652,400		Total		2,093,300		Total		2,042,600	

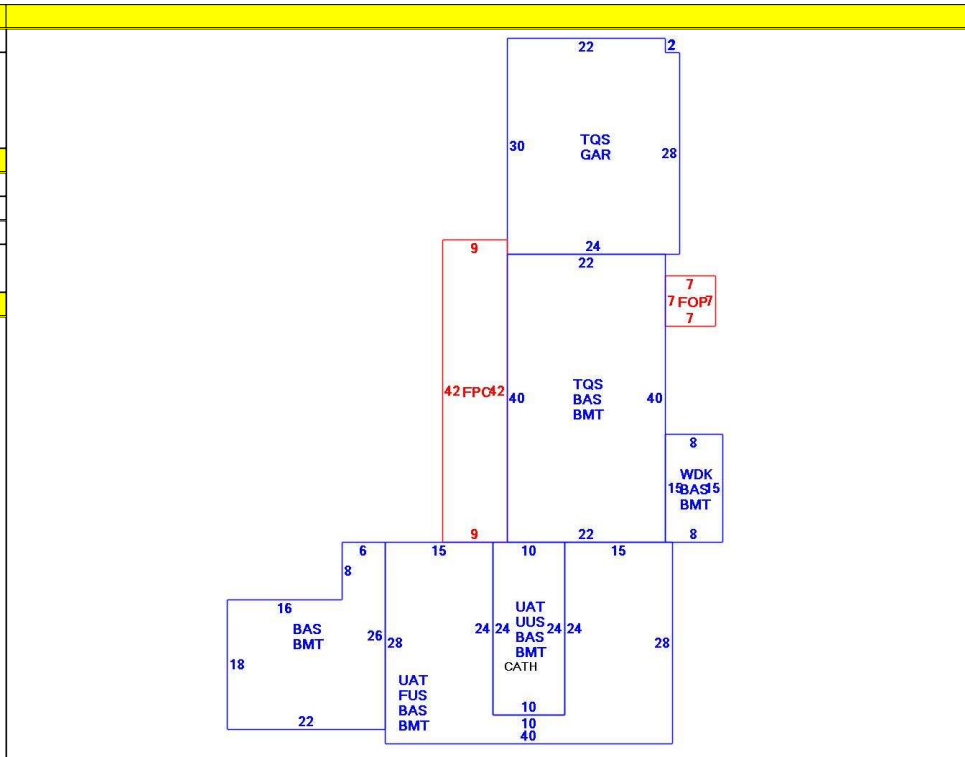
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2018	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B		Tracing		Batch					
0117				BARN				This signature acknowledges a visit by a Data Collector or Assessor			
NOTES								Appraised Bldg. Value (Card) 1,302,300			
								Appraised Xf (B) Value (Bldg) 104,800			
								Appraised Ob (B) Value (Bldg) 3,000			
								Appraised Land Value (Bldg) 1,833,500			
								Special Land Value 0			
								Total Appraised Parcel Value 3,243,600			
								Valuation Method C			
								Total Appraised Parcel Value 3,243,600			

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-23-1	10-04-2023	835	Sid/Wind/Roof/	3,000		100		Residential weatherization/air	07-08-2020	CK	22		22	Change of Address
18-1404	05-29-2018	822	Insulation	3,600		100		Weatherization, air sealing, an	05-12-2020	DM			FR	Field Review
201204682	08-14-2012	RW	Repair Work	125,000	02-25-2013	100	06-30-2013	REPAIR WTR DAM TO ORIGI	08-14-2017	GC	03		16	In Office Review
68754	05-14-2003	DW	Dwelling	600,000	03-28-2005	100	01-01-2005	NW DW	07-24-2014	AL	22		22	Change of Address
									03-04-2013	RB	03		02	Bldg Permit Completed
									06-04-2012	TP	03		16	In Office Review
									03-28-2005	MF	04		44	Drive by inspection only

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	R-2	1	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0117	9.700		1.0000	1,710,536	1,710,500
1	1010	Single Fam M-0	R-2	1	0.890	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	123,000
Total Card Land Units					1.89	AC	Parcel Total Land Area					1.89	Total Land Value			1,833,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 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			1,431,150		
Year Built			2003		
Effective Year Built			2007		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			9		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			91		
Percent Good					
RCNLD			1,302,300		
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	2009		91		0.00	4,600
FOP	Open Porch-ro	B	49	55.00	2009		91		0.00	3,000
GAR	Attached Gara	B	716	40.00	2009		91		0.00	21,800
BMT	Basement-Unfi	B	2,564	26.01	2009		91		0.00	49,700
FPL3	Fireplace 2 sto	B	2	7000.00	2009		91		0.00	12,700
WDC	Wood Decking	L	120	20.00	2008		78		0.00	3,000
FOPC	Open Prch-roo	B	378	55.00	2009		91		0.00	13,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,564	2,564	2,564	298.34	764,951
BMT	Basement Area	0	2,564	0	0.00	0
FOP	Open Porch	0	49	0	0.00	0
FPC	Open Porch Conc. Floor	0	378	0	0.00	0
FUS	Upper Story	880	880	880	298.34	262,542
GAR	Attached Garage	0	716	0	0.00	0
TQS	Three Quarter Story	1,037	1,596	1,037	193.85	309,381
UAT	Attic, Unfinished	0	1,120	112	29.83	33,414
UUS	Upper Story, Unfinished	0	240	204	253.59	60,862
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		4,481	10,227	4,797		1,431,150

