

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
PELLEGRINO, STEPHEN J & ALLISO 423 SANDY VALLEY ROAD WESTWOOD MA 02090	1 Level	2 Public Water	1 Paved	1 Water View	Description	Code	Assessed	Assessed	RESIDENTL RES LAND		1010 1010	2,295,500 2,165,400	2,295,500 2,165,400
		4 Gas											
		6 Septic											
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT UNNUM #DL 2 GIS ID F_965327_2688095				Plan Ref. Land Ct# 14576-A #SR Life Estate PP STATU Assoc Pid#		Total		4,460,900	4,460,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PELLEGRINO, STEPHEN J & ALLISON	C217377	0	09-25-2018	U	I	2,400,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PLIMPTON, PEGGY	C99595	0	12-24-1984	U	I	0	A	2023	1010	1,957,100	2022	1010	1,535,000	2021	1010	1,318,000
PLIMPTON, HOLLIS W & PEGGY	C77354	0	02-22-1979	U		0			1010	1,732,400		1010	1,983,200		1010	1,633,200
								Total		3,689,500	Total		3,518,200	Total		3,023,000

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			
Nbhd	Nbhd Name	B	Tracing
0120			OSTVIL

NOTES			
<p>Appraised Bldg. Value (Card) 2,032,700</p> <p>Appraised Xf (B) Value (Bldg) 109,700</p> <p>Appraised Ob (B) Value (Bldg) 153,100</p> <p>Appraised Land Value (Bldg) 2,165,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 4,460,900</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 4,460,900</p>			

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
SM-22-76	07-21-2022	834	Sheet Metal	10,000	06-12-2023	100	06-30-2023	Garage renovation with new H	06-12-2023	SR	02		02	Bldg Permit Completed
BLDR-21-12	10-04-2021	804	Addn Alt-Res	125,000	06-30-2022	100	06-30-2022	Renovate detached garage. A	05-11-2022	CK	02		02	Bldg Permit Completed
18-3883	12-21-2018	804	Addn Alt-Res	1,572,240	05-21-2020	100	06-30-2020	Lift Home and add full foundati	06-08-2020	SR	01		02	Bldg Permit Completed
18-3069	09-26-2018	804	Addn Alt-Res	50,000	05-10-2019	100	06-30-2019	expose existing frame for struc	06-04-2020	WD			FR	Field Review
201307849	10-30-2013	RW	Repair Work	46,375	06-30-2014	100	06-30-2014	REPAIR/REPLC SIDING,TRIM	09-24-2019	CK	03		16	In Office Review
B27915	05-01-1985	SP	Swimming Pool	12,000	03-15-1986	100	06-30-1986	OS POOL	07-29-2019	SR	01		13	CALL BACK
									05-25-2018	MS	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-1	3	0.810 AC	176,344.00	1.21279	1.0000	5	1.00	0120	12.500		1.0000	2,673,357	2,165,400
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			2,165,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	12	12 Bedrooms			
Full Baths	8				
Half Baths	2				
Extra Fixtures					
Total Rooms	16				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	82	8 Full-2 Half			
Building Value New		2,419,922			
Year Built		1880			
Effective Year Built		1999			
Depreciation Code		E			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
RCNLD		2,032,700			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

CONDO DATA				
Parcel Id		C		Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

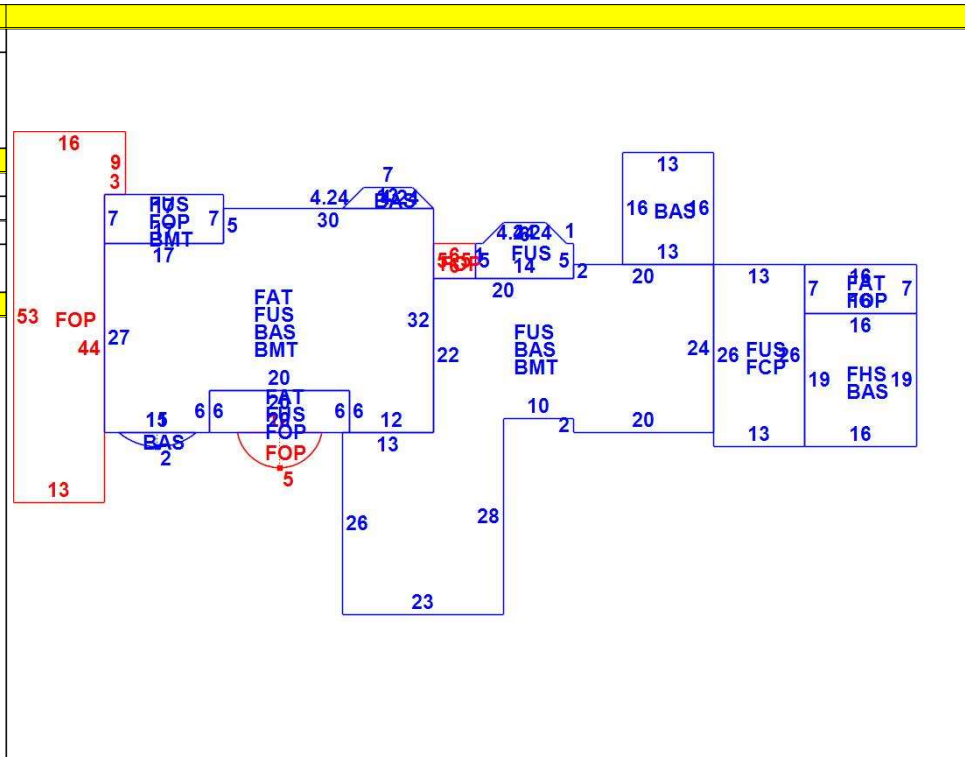
COST / MARKET VALUATION		
Building Value New		2,419,922
Year Built		1880
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Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		2,032,700
Dep % Ovr		
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
FPL3	Fireplace 2 sto	B	2	7000.00	1999		84		0.00	11,800
FPO	Ext FP Openin	B	2	2000.00	1999		84		0.00	3,400
GSQT	Guest Quarter	L	920	122.81	2022		100	C	1.00	113,000
SPL3	Pool Gunite	L	512	75.00	1985		32	C	1.00	13,700
FCPG	Carport-Gable	L	338	21.95	1991		72	C	1.00	5,300
FOP	Open Porch-ro	B	1,142	55.00	1999		84		0.00	34,800
BMT	Basement-Unfi	B	2,916	26.01	1999		84		0.00	51,300
FPLG	Gas Fireplace-	B	3	2500.00	1999		84		0.00	6,300
PAT2	Patio-Good	L	160	9.94	2023		100		0.00	1,800
UTIL	UTIL BLDG- L	L	160	16.43	2022		100	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,354	3,354	3,354	335.57	1,125,515
BMT	Basement Area	0	2,916	0	0.00	0
FAT	Attic, Finished	230	1,531	230	50.41	77,182
FOP	Carport	0	338	0	0.00	0
FHS	Half Story	152	304	152	167.79	51,007
FOP	Open Porch	0	1,142	0	0.00	0
FUS	Upper Story	3,471	3,471	3,471	335.57	1,164,777
Ttl Gross Liv / Lease Area		7,207	13,056	7,207		2,418,481



06/12/2023

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		4	Gas																		
		6	Septic																		
SUPPLEMENTAL DATA										Total				4,460,900	4,460,900						
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		14576-A													
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU													
#DL 1		LOT UNNUM		Assoc Pid#																	
#DL 2																					
GIS ID		F_965327_2688095																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
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													2023	1010	1,957,100	2022	1010	1,535,000	2021	1010	1,318,000
														1010	1,732,400		1010	1,983,200		1010	1,633,200
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													Total			Total			Total		
													3,689,500			3,518,200			3,023,000		
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Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int												
Total																					
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				2,032,700							
0120								OSTVIL		Appraised Xf (B) Value (Bldg)				109,700							
												Appraised Ob (B) Value (Bldg)				153,100					
												Appraised Land Value (Bldg)				2,165,400					
												Special Land Value				0					
												Total Appraised Parcel Value				4,460,900					
												Valuation Method				C					
												Total Appraised Parcel Value				4,460,900					
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Grade:	A	Luxury									
Stories	2.5	2 1/2 Stories									
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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2	14	Carpet				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	12	12 Bedrooms				Remodel Rating					
Full Baths	8					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	16					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PRG1	Pergola-Avg	L	160	18.00	2023		100	C	1.00	2,900	
FPLO	Outdoor firepl -	L	1	13840.00			100	C	1.00	13,800	
FPLG	Gas Fireplace-	B	1	2500.00	1999		84		0.00	2,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											