

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FRANCESCONE, MARK P & BRIDGE 70 GREENDALE AVENUE NEEDHAM MA 02494		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	548,800	548,800
				2	Public Water					RES LAND	1010	489,700	489,700
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 51 #DL 2 GIS ID F_964467_2693258						Plan Ref. Land Ct# 30384-C #SR Life Estate PP STATU A:Active Assoc Pid#				Total		1,038,500	1,038,500

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FRANCESCONE, MARK P & BRIDGET A		C225409	0	02-23-2021		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed			
FRANCESCONE, MARK & SOUKAS, ALE		C216243	0	05-23-2018		Q	I	630,000		00		2023	1010	493,600	2022	1010	415,200			
SUNDERLAND, JUDITH J		D134673	0	10-31-2017		U	I	0		1F			1010	344,700		1010	292,500			
SUNDERLAND, JOHN O & JUDITH J		C211464	0	11-30-2016		U	I	1		1F						1010	4,700			
SUNDERLAND, JOHN O		C164687	0	03-27-2002		U	I	0		1		Total		838,300	Total		707,700	Total		625,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	486,200
0111				OSTVIL				Appraised Xf (B) Value (Bldg)	57,900
								Appraised Ob (B) Value (Bldg)	4,700
								Appraised Land Value (Bldg)	489,700
								Special Land Value	0
								Total Appraised Parcel Value	1,038,500
								Valuation Method	C
								Total Appraised Parcel Value	1,038,500

NOTES										VISIT / CHANGE HISTORY									
										Date	Id	Type	Is	Cd	Purpost/Result				
										11-10-2020	CK	22		22	Change of Address				
										06-04-2020	WD			FR	Field Review				
										07-31-2019	CK	22		22	Change of Address				
										07-26-2017	MS	02		14	Cyclical Inspection				
										05-30-2017	TR	22		22	Change of Address				
										11-24-2015	AL	03		16	In Office Review				
										09-16-2014	JR	03		16	In Office Review				

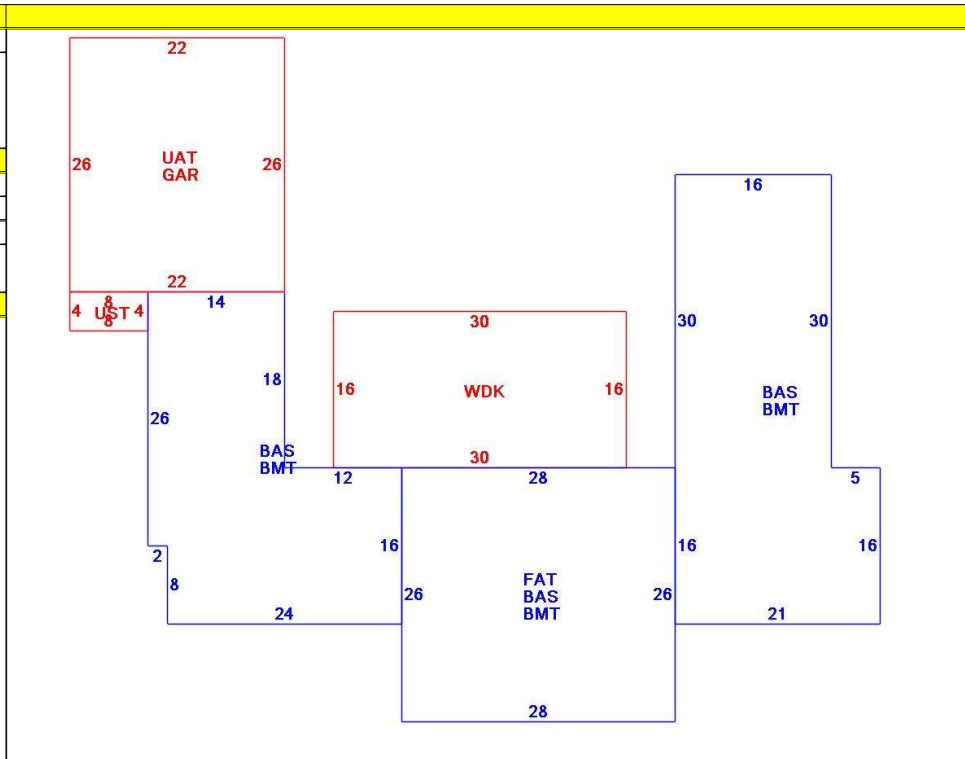
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
19-3871	11-18-2019	835	Sid/Wind/Roof/	3,500		100		re-roof - barn transfer sta		11-10-2020	CK	22		22	Change of Address				
19-2680	08-20-2019	822	Insulation	1,970		100		Insulate crawlspace wall with		06-04-2020	WD			FR	Field Review				
201204703	08-07-2012	IN	Insulation	1,700	06-30-2013	100	06-30-2013	INSULATE-AIR SEAL		07-31-2019	CK	22		22	Change of Address				
										07-26-2017	MS	02		14	Cyclical Inspection				
										05-30-2017	TR	22		22	Change of Address				
										11-24-2015	AL	03		16	In Office Review				
										09-16-2014	JR	03		16	In Office Review				

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	RC	3	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0110	3.100		1.0000	960,245.9	489,700	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value					489,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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	631,467
Year Built	1969
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	486,200
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1992		77		0.00	4,600
WDC	Wood Decking	L	480	20.00	1995		52		0.00	4,700
GAR	Attached Gara	B	572	40.00	1992		77		0.00	15,700
UST	Utility Storage-	B	32	17.11	1992		77		0.00	500
BMT	Basement-Unfi	B	2,196	26.01	1992		77		0.00	37,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,196	2,196	2,196	267.34	587,087
BMT	Basement Area	0	2,196	0	0.00	0
FAT	Attic, Finished	109	728	109	40.03	29,140
GAR	Attached Garage	0	572	0	0.00	0
UAT	Attic, Unfinished	0	572	57	26.64	15,239
UST	Utility Enclosure	0	32	0	0.00	0
WDK	Wood Deck	0	480	0	0.00	0
Ttl Gross Liv / Lease Area		2,305	6,776	2,362		631,466

