

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
COSENTINO, MICHAEL B & JULIA SA 265 GREAT PLAIN AVE NEEDHAM MA 02492		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	417,800	417,800		
			2 Public Water			RES LAND	1010	329,200	329,200		
SUPPLEMENTAL DATA						Total				747,000	747,000
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 31373-B							
#DL 1 LOT 68		#DL 2		Life Estate							
GIS ID F_965311_2695268				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COSENTINO, MICHAEL B & JULIA SATTI		C183233	0	05-31-2007	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed	
HAVEN, SALLY S		C137193	0	05-17-1995	U	I	1	A	2023	1010	371,200	2022	1010	312,700	
HAVEN, SALLY ET AL		C137192	0	05-17-1995	U	I	1	A		1010	306,100		1010	211,600	
HAVEN, DOUGLAS F G & SALLY		C72681	0	12-12-1977	U		0						1010	4,000	
Total										677,300		Total	524,300	Total	502,900

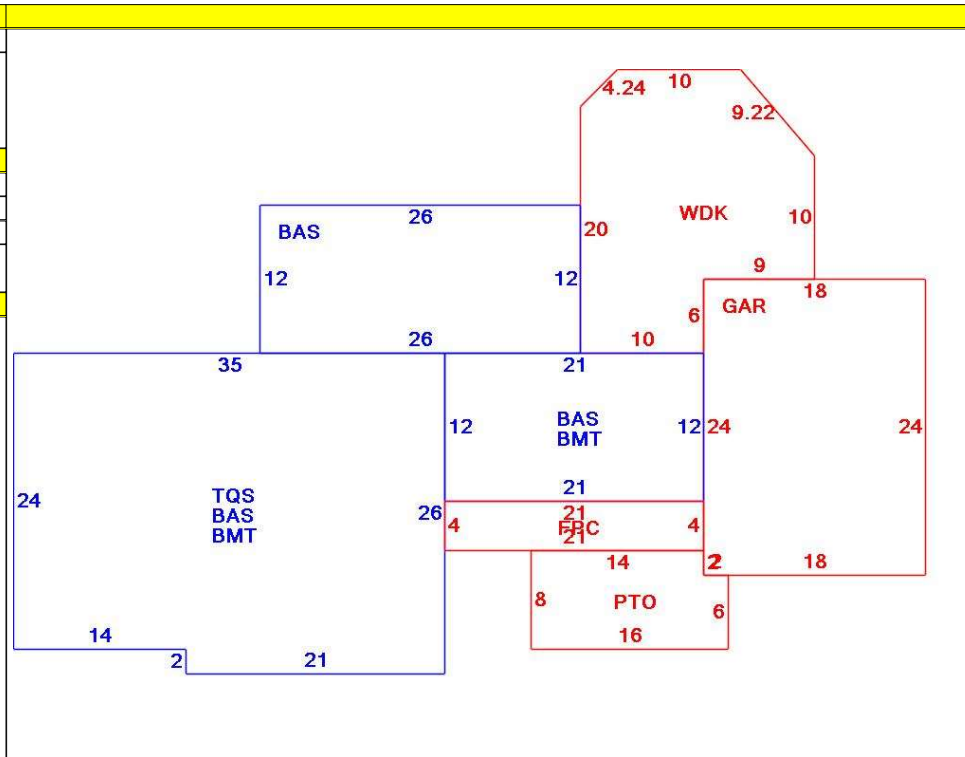
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0110				OSTVIL	Appraised Bldg. Value (Card)	367,900	
					Appraised Xf (B) Value (Bldg)	45,900	
					Appraised Ob (B) Value (Bldg)	4,000	
					Appraised Land Value (Bldg)	329,200	
					Special Land Value	0	
					Total Appraised Parcel Value	747,000	
					Valuation Method	C	
					Total Appraised Parcel Value	747,000	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-28-2020	LS			FR	Field Review
										12-02-2016	KM	02		03	Cycl Insp Comp
										08-04-2014	JR	03		16	In Office Review
										07-28-2008	KLP	03		16	In Office Review
										05-06-2008	PT	02		14	Cyclical Inspection
										07-09-2007	JK	03		16	In Office Review
										10-12-1999	DD	01		00	Meas/Listed-Interior Acces

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	RC	3	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0109	2.200		1.0000	1,219,207	329,200
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			329,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 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		477,776
			Year Built		1966
			Effective Year Built		1989
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		367,900
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1991		77		0.00	4,600
BRR	Bsmt Rec Rm-	B	500	8.05	1991		77		0.00	3,100
WDC	Wood Deck w/	L	358	18.00	1994		50		0.00	3,200
FOPC	Open Prch-roo	B	80	55.00	1991		77		0.00	3,100
GAR	Attached Gara	B	432	40.00	1991		77		0.00	13,000
BMT	Basement-Unfi	B	1,122	26.01	1991		77		0.00	22,100
PAT1	Patio- Average	L	124	5.89	2016		97		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,446	1,446	1,446	236.64	342,181
BMT	Basement Area	0	1,134	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	432	0	0.00	0
PTO	Patio	0	124	0	0.00	0
TQS	Three Quarter Story	573	882	573	153.74	135,595
WDK	Wood Deck	0	358	0	0.00	0
Ttl Gross Liv / Lease Area		2,019	4,460	2,019		477,776

