

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CANGIANO, JOHN J & CACILDA 10 BIRCHWOOD DRIVE BEDFORD MA 01730		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	468,800	468,800
			2 Public Water			RES LAND	1010	327,700	327,700
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q NO APP:		Land Ct# 31373-B					
#DL 1 LOT 67		#DL 2		#SR					
GIS ID F_965327_2695148				Life Estate					
				PP STATU					
				Assoc Pid#					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CANGIANO, JOHN J & CACILDA		C220358	0	08-26-2019	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed	
TAMASH, CRAIG A & KRISTI M		C147023	0	12-29-1997	Q	I	195,000	00	2023	1010	404,400	2022	1010	339,800	
ANDERSON, ANNE R ET AL		C140299	0	04-11-1996	U	I	1	A		1010	304,700		1010	210,700	
ANDERSON, ANNE R ET AL		C132755	0	01-25-1994	U	I	1	A					1010	6,500	
ANDERSON, ANNE R ET AL		C132754	0	01-25-1994	U	I	1	A							
Total										709,100		Total	550,500	Total	545,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			Batch
			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	398,200
Appraised Xf (B) Value (Bldg)	64,100
Appraised Ob (B) Value (Bldg)	6,500
Appraised Land Value (Bldg)	327,700
Special Land Value	0
Total Appraised Parcel Value	796,500
Valuation Method	C
Total Appraised Parcel Value	796,500

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
BLDR-23-67	06-02-2023	880	Alt-Int work-Res	30,000		100		renovation to existing bathroo	05-28-2020	LS			FR	Field Review
20-1715	07-06-2020	822	Insulation	1,592		100		Insualtion; See Contract	02-25-2020	SAF			20	Sale Review
20-53	01-08-2020	822	Insulation	3,744		100		Insulation; See Contract	01-17-2020	CK	03		16	In Office Review
20061012	05-24-2006	WD	Wood Deck	9,000	09-11-2007	100	06-30-2008	14X20	12-06-2016	KM	02		03	Cycl Insp Comp
49627	10-30-2000	NR	New Roof	5,000		100	06-30-2001		05-06-2008	PT	04		44	Drive by inspection only
									02-08-2008	JG	03		16	In Office Review
									09-11-2007	PT	02		01	Meas/Est

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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0109	2.200		1.0000	1,310,976	327,700

Total Card Land Units 0.25 AC Parcel Total Land Area 0.25 Total Land Value 327,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 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	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	447,447
Year Built	1978
Effective Year Built	2005
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	398,200
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
FPL3	Fireplace 2 sto	B	1	7000.00	2007		89		0.00	6,200
WDC	Deck composit	L	280	24.00	1997		56		0.00	3,900
PAT2	Patio-Good	L	108	9.94	1997		78		0.00	1,000
FOPC	Open Prch-roo	B	48	55.00	2007		89		0.00	2,500
GAR	Attached Gara	B	576	40.00	2007		89		0.00	18,200
BMT	Basement-Unfi	B	988	26.01	2007		89		0.00	23,500
SHED	Shed	L	96	18.00	2016		94		0.00	1,600
BFA	Bsmt Fin-Avg	B	888	17.36	2007		89		0.00	13,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	245.85	242,900
BMT	Basement Area	0	988	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
FUS	Upper Story	832	832	832	245.85	204,547
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	108	0	0.00	0
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,820	3,820	1,820		447,447

