

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
CASSIDY, JOHN & VICTORIA  4 ABERDEEN ROAD  N CHELMSFOR MA 01863		3	Below Street	2	Public Water	RESIDNTL RES LAND	1010 1010	600,400 261,600	600,400 261,600	
		4	Gas	1	Paved					
		6	Septic							
<b>SUPPLEMENTAL DATA</b>						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 35 #DL 2 GIS ID F_965276_2699188		Plan Ref. Land Ct# 31043-A #SR Life Estate PP STATU A:Active Assoc Pid#				862,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASSIDY, JOHN & VICTORIA	C217496	0	10-05-2018	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GUALBERTO, PAULO	C198330	0	09-28-2012	Q	I	260,000	00	2023	1010	519,300	2022	1010	434,100	2021	1010	385,700
ONEIL, JOHN J TR	C179147	0	01-30-2006	U	I	100	1A		1010	258,800		1010	165,800		1010	176,200
ONEIL, JOHN J	C179146	0	01-30-2006	U	I	100	1A								1010	10,100
ONEIL, JOHN J & MARIE K	C145510	0	08-18-1997	Q	I	138,000	00	Total		778,100	Total		599,900	Total		572,000

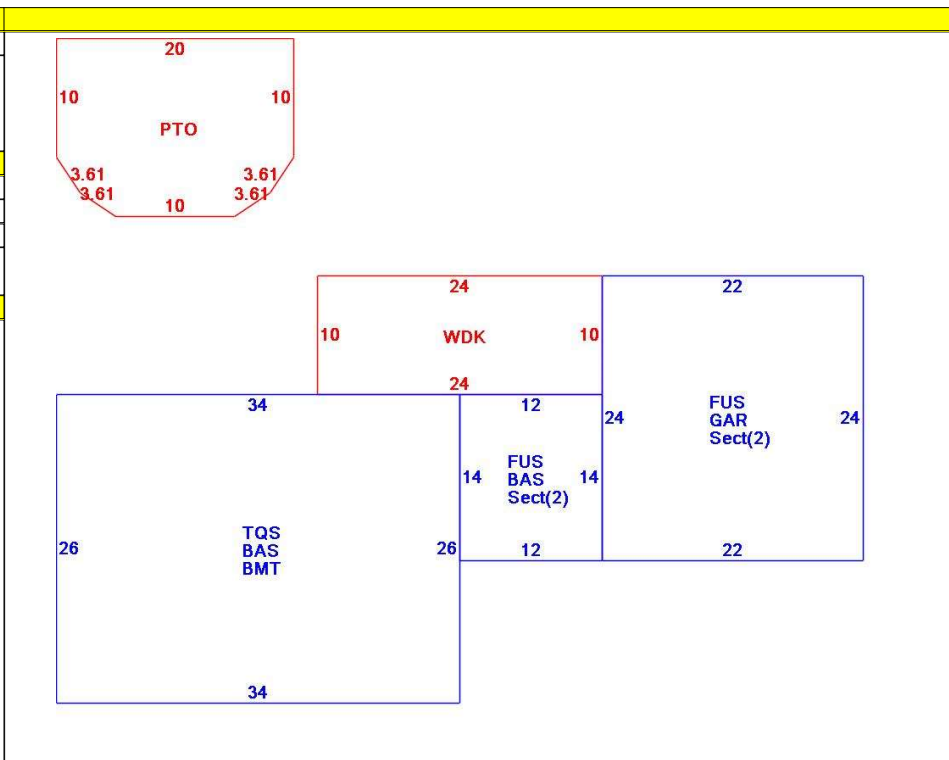
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			CENVIL				
<b>NOTES</b>				Appraised Bldg. Value (Card)	539,300		
				Appraised Xf (B) Value (Bldg)	51,000		
				Appraised Ob (B) Value (Bldg)	10,100		
				Appraised Land Value (Bldg)	261,600		
				Special Land Value	0		
				Total Appraised Parcel Value	862,000		
				Valuation Method	C		
				Total Appraised Parcel Value	862,000		

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	09-19-2023	835	Sid/Wind/Roof/	13,474		100		Replace 1 window and 1 patio	06-01-2020	LS			FR	Field Review
16-839	04-26-2016	835	Sid/Wind/Roof/	5,500	06-30-2016	100	06-30-2016	re-side	03-06-2019	RB	03		16	In Office Review
201307563	12-03-2013	AD	Addition	80,000	12-15-2015	100	06-30-2016	DEMO ROOFS ON BRZWY/G	12-07-2018	RB	02		02	Bldg Permit Completed
201308617	11-20-2013	OT	Other	0	03-25-2014	100	06-30-2014	BOILER GAS	09-19-2016	GC	03		16	In Office Review
									12-17-2015	SR	02		02	Bldg Permit Completed
									06-26-2015	SR	02		13	CALL BACK
									01-08-2015	GC	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	RC	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0108	1.700		1.0000	654,006.9	261,600
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			261,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		Ownr 0.0
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall	Adjust Type	Code	Description Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		598,300
Heat Type	05	Hot Water			
AC Type	01	None	Year Built		1973
Bedrooms	05	5 Bedrooms	Effective Year Built		2002
Full Baths	2		Depreciation Code		VG
Half Baths	0		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	8	8 Rooms	Depreciation %		13
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Usrflid 105			Condition		
Accessory Apt			Condition %		
Foundation Alt	01	Poured Conc.	Percent Good		87
Rms Prts			RCNLD		539,300
Bath Split	20	1 Full-0 Half	Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</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	2004		87		0.00	5,200
BFA	Bsmnt Fin-Avg	B	416	17.36	2004		87		0.00	6,300
BMT	Basement-Unfi	B	884	26.01	2004		87		0.00	21,200
WDC	Wood Decking	L	240	20.00	2013		88		0.00	4,600
PAT2	Patio-Good	L	280	9.94	2013		94		0.00	2,700
F PIT	Fire Pit	L	1	3010.00	2013		94	C	1.00	2,800

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	884	884	884	249.32	220,394
BMT	Basement Area	0	884	0	0.00	0
PTO	Patio	0	280	0	0.00	0
TQS	Three Quarter Story	575	884	575	162.17	143,356
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,459	3,172	1,459		363,750



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CASSIDY, JOHN & VICTORIA  4 ABERDEEN ROAD  N CHELMSFOR MA 01863		3	Below Street	2	Public Water	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 600,400 261,600	Assessed 600,400 261,600
		4	Gas	1	Paved				
		6	Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 35 #DL 2 GIS ID F_965276_2699188			Plan Ref. Land Ct# 31043-A #SR Life Estate PP STATU A:Active Assoc Pid#			Total 862,000 862,000			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASSIDY, JOHN & VICTORIA	C217496	0	10-05-2018	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GUALBERTO, PAULO	C198330	0	09-28-2012	Q	I	260,000	00	2023	1010	519,300	2022	1010	434,100	2021	1010	385,700
ONEIL, JOHN J TR	C179147	0	01-30-2006	U	I	100	1A		1010	258,800		1010	165,800		1010	176,200
ONEIL, JOHN J	C179146	0	01-30-2006	U	I	100	1A								1010	10,100
ONEIL, JOHN J & MARIE K	C145510	0	08-18-1997	Q	I	138,000	00	Total 778,100			Total 599,900			Total 572,000		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	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
0106			CENVIL

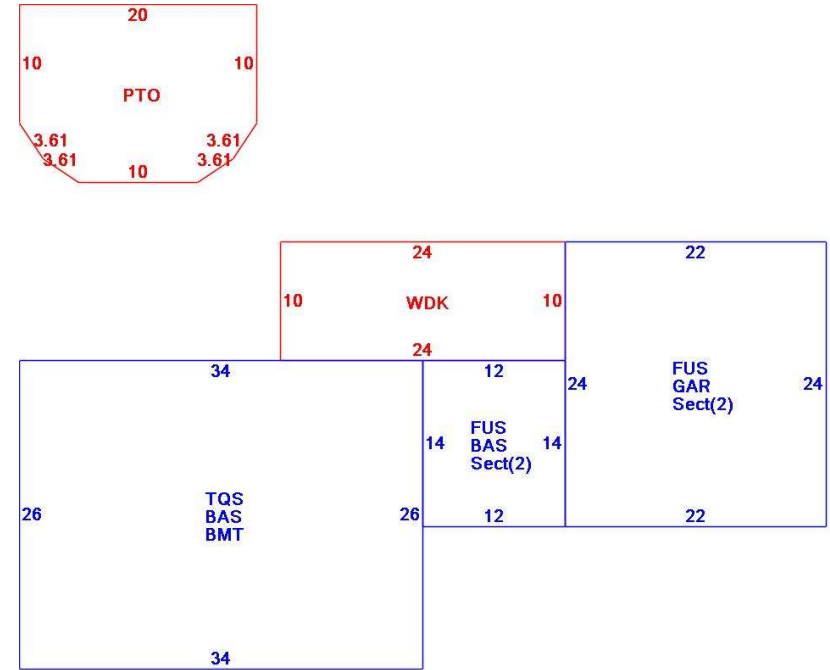
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	539,300
Appraised Xf (B) Value (Bldg)	51,000
Appraised Ob (B) Value (Bldg)	10,100
Appraised Land Value (Bldg)	261,600
Special Land Value	0
Total Appraised Parcel Value	862,000
Valuation Method	C
Total Appraised Parcel Value	862,000

NOTES							

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	09-19-2023	835	Sid/Wind/Roof/	13,474		100		Replace 1 window and 1 patio	06-01-2020	LS			FR	Field Review
16-839	04-26-2016	835	Sid/Wind/Roof/	5,500	06-30-2016	100	06-30-2016	re-side	03-06-2019	RB	03		16	In Office Review
201307563	12-03-2013	AD	Addition	80,000	12-15-2015	100	06-30-2016	DEMO ROOFS ON BRZWY/G	12-07-2018	RB	02		02	Bldg Permit Completed
201308617	11-20-2013	OT	Other	0	03-25-2014	100	06-30-2014	BOILER GAS	09-19-2016	GC	03		16	In Office Review
									12-17-2015	SR	02		02	Bldg Permit Completed
									06-26-2015	SR	02		13	CALL BACK
									01-08-2015	GC	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	RC	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0108	1.700		1.0000	654,006.9	261,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle									
<b>CONDO DATA</b>											
Exterior Wall 2					Parcel Id		C		Owne	0.0	
Roof Structure	07	Gambrel							B	S	
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall				Adjust Type		Code	Description	Factor%	
Interior Wall 2						Condo Flr					
Interior Floor 1	12	Hardwood				Condo Unit					
Interior Floor 2						<b>COST / MARKET VALUATION</b>					
Heat Fuel	03	Gas				Building Value New			598,300		
Heat Type	05	Hot Water									
AC Type	01	None				Year Built			2013		
Bedrooms	00					Effective Year Built			2012		
Full Baths	1					Depreciation Code			A		
Half Baths	0					Remodel Rating					
Extra Fixtures						Year Remodeled					
Total Rooms	1					Depreciation %			5		
Bath Style						Functional Obsol			0		
Kitchen Style						External Obsol			0		
Occupancy						Trend Factor			1		
Usrflid 105						Condition					
Accessory Apt						Condition %					
Foundation Alt	01	Poured Conc.				Percent Good			95		
Rms Prts						RCNLD			539,300		
Bath Split	10	1 Full-0 Half				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
GAR	Attached Gara	B	528	40.00	2015		95		0.00	18,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	168	168	168	271.47	45,607	
FUS	Upper Story	696	696	696	271.47	188,942	
GAR	Attached Garage	0	528	0	0.00	0	
Ttl Gross Liv / Lease Area		864	1,392	864		234,549	

