

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA	
FASANO, NICHOLAS & LOLA A TRS FASANO REALTY TRUST 155 BELLEVUE AVENUE MELROSE MA 02176		1 Level	2 Public Water			Description	Code	Assessed	Assessed		
			4 Gas	1 Paved		RESIDNTL	1010	385,000	385,000		
			6 Septic			RES LAND	1010	306,100	306,100		
SUPPLEMENTAL DATA						Total				691,100	691,100
Alt Prcl ID		Split Zonin		Plan Ref. 194/113							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 3 & 4		#DL 2		Life Estate							
GIS ID F_944720_2692245		Assoc Pid#									

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FASANO, NICHOLAS & LOLA A TRS		24570 0213	05-24-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FASANO, NICHOLAS & LOLA A		6037 0048	11-15-1987	Q	I	175,000	U	2023	1010	340,600	2022	1010	288,200	2021	1010	242,200
HEPPENSTALL, JAMES M		4547 0199	05-15-1985	Q	I	125,000	U		1010	303,500		1010	195,900		1010	208,200
ONEIL, JOHN M & MARY F		2828 0194	11-24-1978	U		0		Total		644,100	Total		484,100	Total		455,700

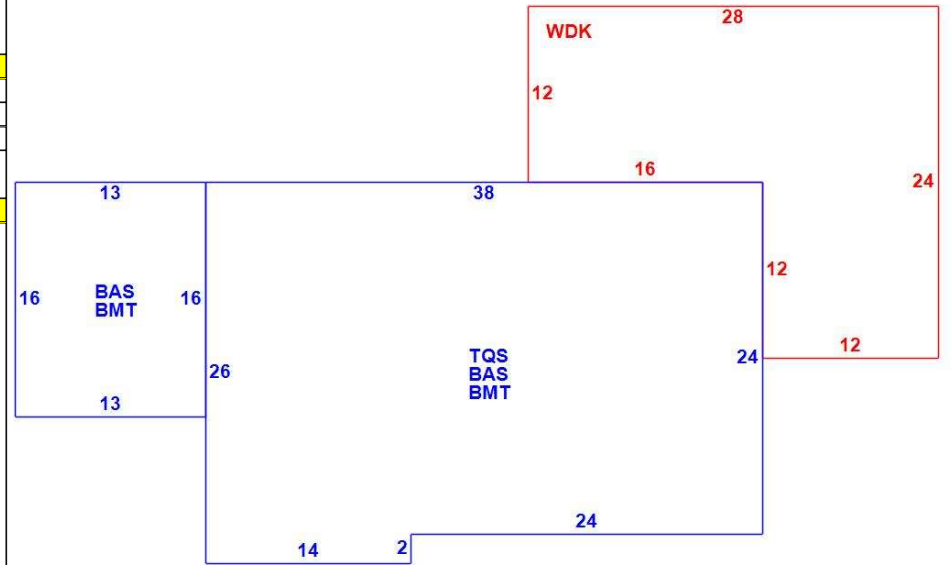
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0109			COTUIT							
NOTES				Appraised Bldg. Value (Card) 351,000						
				Appraised Xf (B) Value (Bldg) 28,700						
				Appraised Ob (B) Value (Bldg) 5,300						
				Appraised Land Value (Bldg) 306,100						
				Special Land Value 0						
				Total Appraised Parcel Value 691,100						
				Valuation Method C						
				Total Appraised Parcel Value 691,100						

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
B21903	12-01-1979	DW	Dwelling	0	01-15-1981	100	06-30-1981	CO 1 1/2S	08-21-2021	CK	02		03	Cycl Insp Comp
									05-27-2020	DM			FR	Field Review
									08-12-2013	RB	03		03	Cycl Insp Comp
									03-25-2005	PT	02		01	Meas/Est
									03-22-1999	FS	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	RF	2	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800	
1	1010	Single Fam M-0	RF	2	0.260 AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	6,300	
Total Card Land Units					1.26 AC	Parcel Total Land Area					1.26	Total Land Value					306,100

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	11	Clapboard			
Exterior Wall 2	06	Vertical Sidin			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		428,035			
Year Built		1980			
Effective Year Built		1996			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		18			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		82			
RCNLD		351,000			
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	1998		82		0.00	4,900
WDC	Wood Decking	L	480	20.00	1998		58		0.00	5,300
BMT	Basement-Unfi	B	1,148	26.01	1998		82		0.00	23,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,148	1,148	1,148	243.34	279,354
BMT	Basement Area	0	1,148	0	0.00	0
TQS	Three Quarter Story	611	940	611	158.17	148,681
WDK	Wood Deck	0	480	0	0.00	0
Ttl Gross Liv / Lease Area		1,759	3,716	1,759		428,035

