

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VALENTINO, JOHN F & CHERYLYN  6 DREXEL AVENUE  WINCHESTER MA 01890		1 Level	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 394,100 182,600	Assessed 394,100 182,600
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 190/31					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		LOT 1		#SR					
#DL 2				Life Estate					
GIS ID		F_943801_2693273		Assoc Pid#					
						Total	576,700	576,700	

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VALENTINO, JOHN F & CHERYLYN		35437	123	10-21-2022	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed
SECOR, PETER A		BA22P16	0	07-02-2020	U	I	0	1F	2023	1010	354,400	2022	1010	298,200
SECOR, PETER A & DOROTHY		5206	0042	07-15-1986	U	I	1	1F		1010	180,400		1010	128,300
SECOR, PETER A		4836	0074	12-15-1985	U	I	1	A					1010	7,000
SECOR, PETER A & JEANNETTE A		3834	0227	08-15-1983	U		0							
						Total	534,800	Total	426,500	Total	386,400			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	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			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	348,500
Appraised Xf (B) Value (Bldg)	38,600
Appraised Ob (B) Value (Bldg)	7,000
Appraised Land Value (Bldg)	182,600
Special Land Value	0
Total Appraised Parcel Value	576,700
Valuation Method	C
Total Appraised Parcel Value	576,700

NOTES									

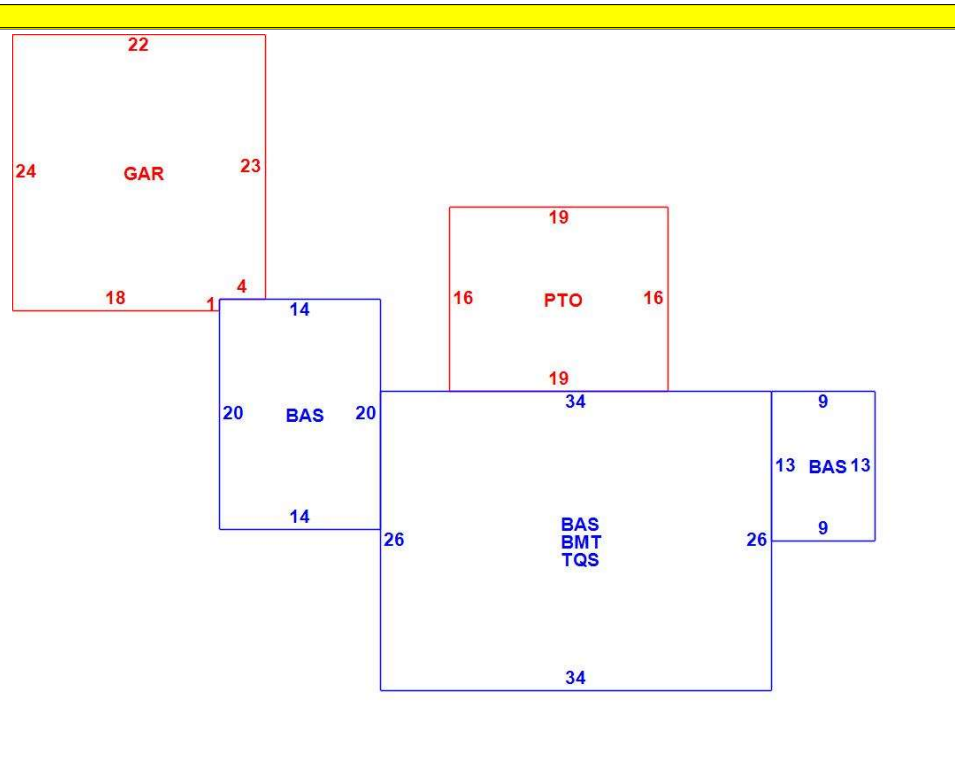
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-2	02-28-2023	835	Sid/Wind/Roof/	5,986	06-30-2023	100	06-30-2023	Insulation and Air Sealing.	09-25-2023	CK	03		16	In Office Review
200904938	10-15-2009	NR	New Roof	2,800	06-30-2010	100	06-30-2010	STRP OLD	05-28-2020	DM			FR	Field Review
B30749	05-01-1987	AD	Addition	15,000	01-15-1988	100	12-31-1988	CO GARAGE	06-25-2014	JR	03		16	In Office Review
B29983	09-01-1986	AD	Addition	35,000	01-15-1987	100	12-31-1987	CO ADD'N	10-09-2013	RB	03		03	Cycl Insp Comp
									02-23-2005	PT	02		01	Meas/Est
									10-28-2003	PT	02		01	Meas/Est
									04-03-1999	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	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0106	1.150		1.0000	351,171.4	182,600
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			182,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		446,739
Year Built		1971
Effective Year Built		1991
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		78
RCNLD		348,500
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	1993		78		0.00	4,700
PAT1	Patio- Average	L	304	5.89	1996		77		0.00	1,400
GAR	Attached Gara	B	524	40.00	1993		78		0.00	14,900
BMT	Basement-Unfi	B	884	26.01	1993		78		0.00	19,000
GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,281	1,281	1,281	240.70	308,337
BMT	Basement Area	0	884	0	0.00	0
GAR	Attached Garage	0	524	0	0.00	0
PTO	Patio	0	304	0	0.00	0
TQS	Three Quarter Story	575	884	575	156.56	138,403
Ttl Gross Liv / Lease Area		1,856	3,877	1,856		446,740

