

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
GIANNELLI, MICHAEL P TR GIANNELLI CENTERVILLE REALTY T 6 ARICIA LANE STONEHAM MA 02180		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	442,000	442,000	
			6 Septic			RES LAND	1010	380,700	380,700	
SUPPLEMENTAL DATA						Total				822,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 1 & 1A #DL 2 GIS ID F_970265_2697359				Plan Ref. 370/7 Land Ct# 16766-C #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAKOBYAN, MIKAYEL		35914 315	07-31-2023	Q	I	819,000	00	Year	Code	Assessed	Year	Code	Assessed
GIANNELLI, MICHAEL P TR		C198142 0	09-12-2012	U	I	10	1A	2023	1010	354,400	2022	1010	329,100
GIANNELLI, PAUL		C198141 0	09-12-2012	U	I	10	1F		1010	354,000		1010	244,700
GIANNELLI, PAUL TR		#D12010 0	09-11-2012	U	I	0	1					1010	5,900
GIANNELLI, PAUL & DOLORES TRS		C125584 0	01-27-1992	U	I	1	A	Total		708,400	Total		573,800
								Total			Total		483,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			CENVIL

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			374,800
Appraised Xf (B) Value (Bldg)			50,800
Appraised Ob (B) Value (Bldg)			16,400
Appraised Land Value (Bldg)			380,700
Special Land Value			0
Total Appraised Parcel Value			822,700
Valuation Method			C
Total Appraised Parcel Value			822,700

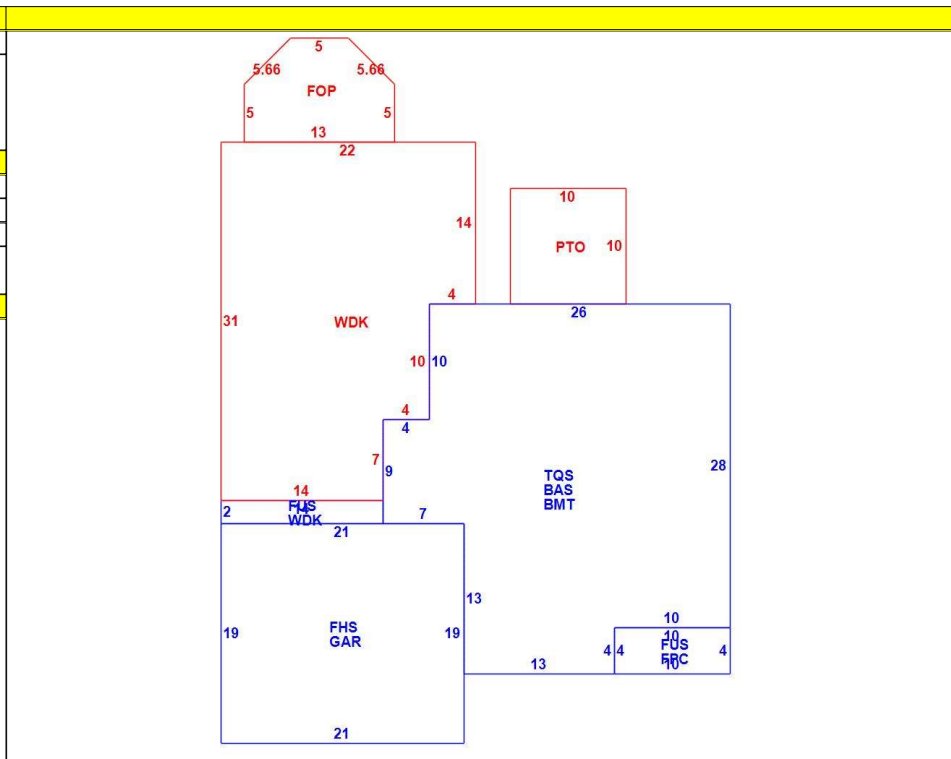
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-2457	08-31-2016	822	Insulation	3,200		100		Weatherization	03-12-2021	SR	02		03	Cycl Insp Comp
9245	07-01-1985	WD	Wood Deck	5,000	01-15-1996	100		CE DECK	02-19-2021	CK	22		22	Change of Address
									05-18-2020	WD			FR	Field Review
									08-06-2018	KM	22		22	Change of Address
									09-19-2001	PT	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	RD-	3	0.800 AC	176,344.00	1.22679	1.0000	5	1.00	0109	2.200		1.0000	475,934.8	380,700	
Total Card Land Units					0.80 AC	Parcel Total Land Area					0.80	Total Land Value					380,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	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	451,559
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	374,800
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	1999		83		0.00	5,000
BFA	Bsmt Fin-Avg	B	500	17.36	1999		83		0.00	7,200
WDC	Deck comp w	L	614	28.00	2020		100		0.00	15,900
FOPC	Open Prch-roo	B	40	55.00	1999		83		0.00	2,000
GAR	Attached Gara	B	399	40.00	1999		83		0.00	13,300
BMT	Basement-Unfi	B	789	26.01	1999		83		0.00	18,700
FOP	Open Porch-ro	B	101	55.00	1999		83		0.00	4,600
PAT1	Patio- Average	L	100	5.89	1996		77		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	789	789	789	287.62	226,930
BMT	Basement Area	0	789	0	0.00	0
FHS	Half Story	200	399	200	144.17	57,523
FOP	Open Porch	0	101	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
FUS	Upper Story	68	68	68	287.62	19,558
GAR	Attached Garage	0	399	0	0.00	0
PTO	Patio	0	100	0	0.00	0
TQS	Three Quarter Story	513	789	513	187.01	147,548
WDK	Wood Deck	0	614	0	0.00	0
Ttl Gross Liv / Lease Area		1,570	4,088	1,570		451,559

