

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ABBADESSA, GIOVANNI & INFANTE,  1 WILLOW STREET  WINCHESTER MA 01890	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed
		4 Gas				RESIDENTL	1010	766,200	766,200
		6 Septic				RES LAND	1010	361,900	361,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 18 #DL 2 GIS ID F_971909_2699462			Plan Ref. Land Ct# 14972-E #SR Life Estate PP STATU Assoc Pid#			Total 1,128,100 1,128,100			

801  
 FY2024  
 BARNSTABLE, MA

# VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ABBADESSA, GIOVANNI & INFANTE, CY	C226170	0	05-06-2021	U	I	1,630,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BELLAVANCE, DIANE	C225915	0	04-14-2021	U	I	1	1F	2023	1010	691,200	2022	1010	595,200	2021	1010	431,600
SOUNIGO, PATRICK & BELLAVANCE, DI	C192933	0	11-15-2010	Q	I	735,000	00		1010	336,500		1010	232,700		1010	254,800
KELLY, DANIEL J & PATRICIA G	C127001	0	06-15-1992	U	I	221,150	1F								1010	92,100
PYNE, DAVID W	C115095	0	08-15-1988	U	I	1	1B	Total		1,027,700	Total		827,900	Total		778,500

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			CENVIL

### APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	592,900
Appraised Xf (B) Value (Bldg)	81,200
Appraised Ob (B) Value (Bldg)	92,100
Appraised Land Value (Bldg)	361,900
Special Land Value	0
Total Appraised Parcel Value	1,128,100
Valuation Method	C
Total Appraised Parcel Value	1,128,100

### 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	
BLDR-21-71	06-04-2021	880	Alt-Int work-Res	12,000		100		Partial floor tile replacement, in	09-16-2021	BM	03		16	In Office Review	
201206087	10-18-2012	WD	Wood Deck	30,000	03-24-2014	100	06-30-2014	REMOV/REPLC DECK BAOR	06-05-2020	LS			FR	Field Review	
84834	06-15-2005	GN	Generator		03-24-2014	100	06-30-2014	GENERATOR	08-28-2014	JR	03		16	In Office Review	
83266	04-07-2005	AD	Addition	6,500	12-06-2006	100	01-01-2006	SCREENED DECK 12X16	03-31-2014	MW	02		02	Bldg Permit Completed	
79909	10-15-2004	AD	Addition	20,000	12-06-2006	100	01-01-2006	LAUND RM/CLOSET	01-18-2013	TP	03		16	In Office Review	
8287	07-01-1995	SP	Swimming Pool	13,600	01-15-1996	100	06-30-1996	CE POOL	02-17-2012	RB	03		16	In Office Review	
B27283	11-01-1984	DW	Dwelling	135,000	09-15-1986	100	06-30-1987	CE	04-25-2011	TP	03		16	In Office Review	

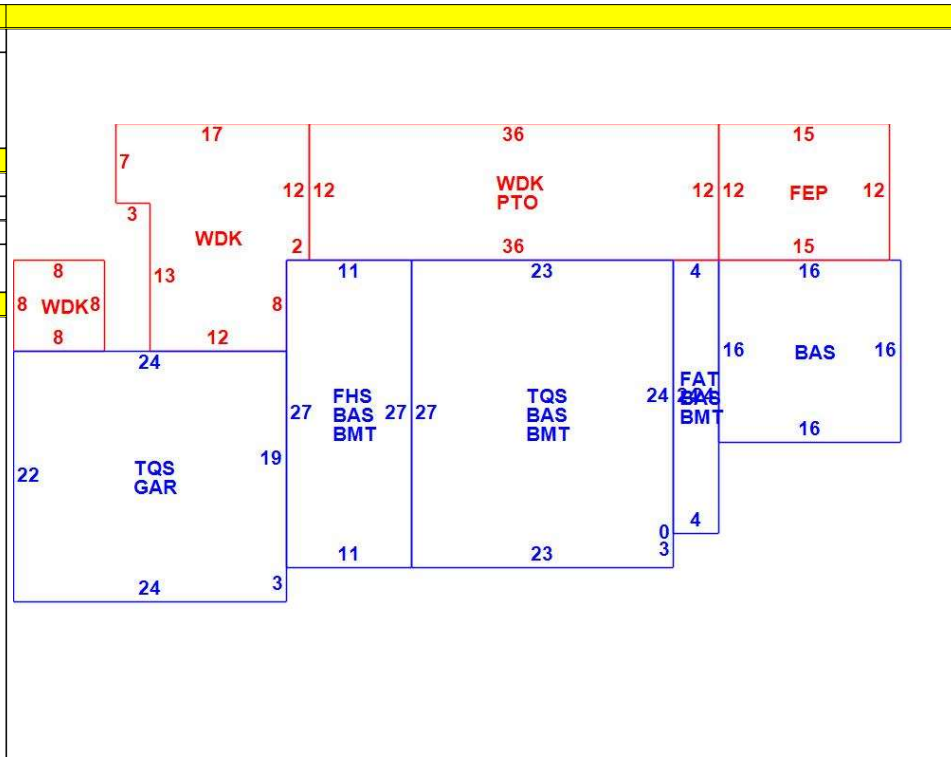
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RC-	3	0.590	AC	176,344.00	1.58128	1.0000	5	1.00	0109	2.200		1.0000	613,465.5	361,900

Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value				361,900
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		651,510
Year Built		1984
Effective Year Built		2008
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		9
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		592,900
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	2000		91		0.00	5,500
SPL2	Pool Vinyl	L	648	55.00	1995		52	00	1.00	17,800
SHD2	Shed w/Elec	L	120	26.00	2005		72		0.00	2,200
BFA1	Bsmt Fin-Goo	B	710	32.56	2000		100		0.00	23,100
PATF	Flagstone Pav	L	976	30.00	1995		76		0.00	20,100
WDC	Wood Decking	L	781	20.00	2013		88		0.00	12,500
GAR	Attached Gara	B	528	40.00	2000		91		0.00	17,500
BMT	Basement-Unfi	B	1,014	26.01	2000		91		0.00	24,400
PATF	Flagstone Pav	L	432	30.00	2008		89		0.00	11,300
WDC	Wood Decking	L	420	20.00	2013		88		0.00	7,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,270	1,270	1,270	298.86	379,550
BMT	Basement Area	0	1,014	0	0.00	0
FAT	Attic, Finished	14	96	14	43.58	4,184
FEP	Enclosed Porch	0	180	0	0.00	0
FHS	Half Story	149	297	149	149.93	44,530
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	432	0	0.00	0
TQS	Three Quarter Story	747	1,149	747	194.30	223,247
WDK	Wood Deck	0	781	0	0.00	0
Ttl Gross Liv / Lease Area		2,180	5,747	2,180		651,511



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ABBADESSA, GIOVANNI & INFANTE,  1 WILLOW STREET  WINCHESTER MA 01890	1	Level	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 766,200 361,900	Assessed 766,200 361,900	
	4	Gas									
	6	Septic									
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID			Split Zonin			Plan Ref.					
BID Parcel			ResExpt Q			Land Ct# 14972-E					
#DL 1 LOT 18			#DL 2			#SR					
GIS ID F_971909_2699462			Assoc Pid#			Life Estate					
						PP STATU					
						Total		1,128,100		1,128,100	

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2023	1010	691,200	2022	1010	595,200	2021	1010	431,600					
	1010	336,500		1010	232,700		1010	254,800					
							1010	92,100					
Total		1,027,700		Total		827,900		Total		778,500			

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0109				CENVIL				

NOTES											

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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
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Interior Wall 2						Condo Unit					
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Interior Floor 2						Building Value New					
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Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				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	
GEN1	Large Generat	L	1	29300.00	2005		72		0.00	21,100	
FEP	Enclosed porc	B	180	70.00	2000		91		0.00	10,700	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											