

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MINCHELLO, THOMAS E & SANDRA 7 ELLA AVE WILMINGTON MA 01887		2 Above Street	2 Public Water	1 Paved	1 Lake/Pond Vie	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	643,800	643,800
			6 Septic			RES LAND	1010	257,200	257,200
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 505/78					
WILMINGTON MA 01887		BID Parcel		Land Ct#					
ResExpt Q		#DL 1 LOT 47		Life Estate					
#DL 2		GIS ID F_978397_2708610		Assoc Pid#					
						Total 901,000 901,000			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MINCHELLO, THOMAS E & SANDRA DACEY, BRIAN T TR		10451	0037	10-24-1996	U	I	289,000	1P	Year	Code	Assessed	Year	Code	Assessed
		C135018	0	09-15-1994	U	I	100	B	2023	1010	569,500	2022	1010	481,600
									2021	1010	163,000	2021	1010	409,000
										1010			1010	173,200
										1010			1010	4,500
									Total		823,900	Total		644,600
									Total			Total		586,700

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
0108			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	586,500
Appraised Xf (B) Value (Bldg)	52,800
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	257,200
Special Land Value	0
Total Appraised Parcel Value	901,000
Valuation Method	C
Total Appraised Parcel Value	901,000

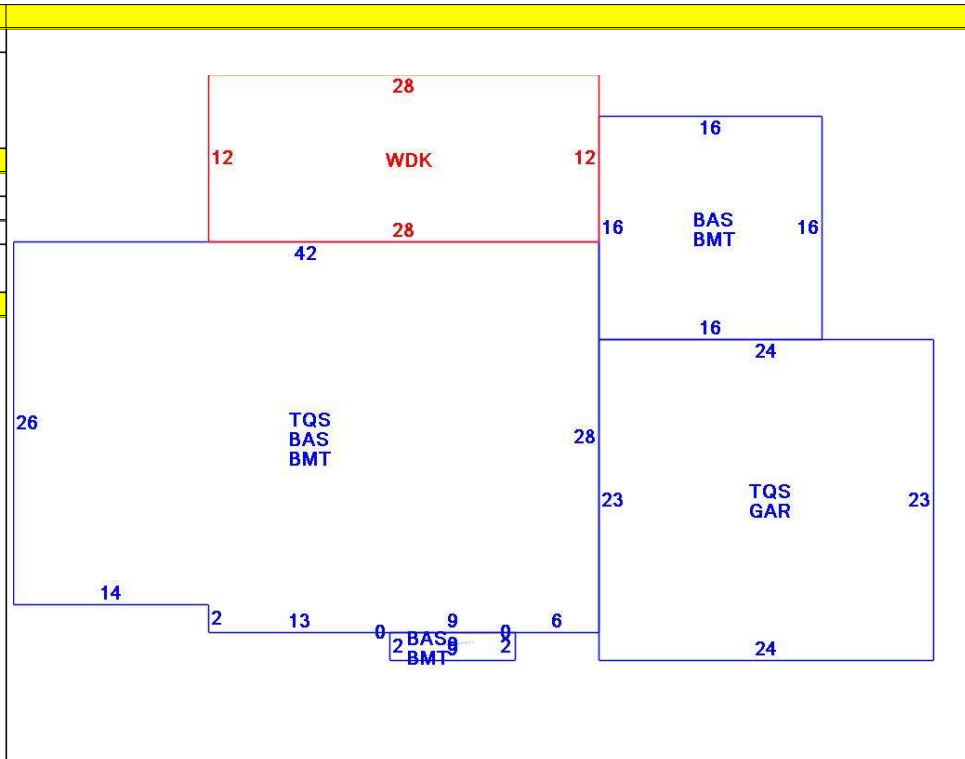
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-837	04-01-2020	835	Sid/Wind/Roof/	2,882		100		Same for same, replacing door	04-21-2020	WD			FR	Field Review
									12-01-2017	KM	02		03	Cycl Insp Comp
									02-19-2015	JR	03		03	Cycl Insp Comp
									10-12-2011	RB	03		16	In Office Review
									03-21-2007	TP	03		16	In Office Review
									10-05-2000	PT	01		00	Meas/Listed-Interior Acces
									08-06-1997	LK	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	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0108	1.700		1.0000	803,599.6	257,200
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			257,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	666,433
Year Built	1996
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	586,500
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	2006		88		0.00	5,300
WDC	Wood Decking	L	336	20.00	2003		88		0.00	4,500
GAR	Attached Gara	B	552	40.00	2006		88		0.00	17,500
BMT	Basement-Unfi	B	1,422	26.01	2006		88		0.00	30,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,422	1,422	1,422	263.73	375,017
BMT	Basement Area	0	1,422	0	0.00	0
GAR	Attached Garage	0	552	0	0.00	0
TQS	Three Quarter Story	1,105	1,700	1,105	171.42	291,416
WDK	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		2,527	5,432	2,527		666,433



10.18.2016