

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MANCUSI, MIRANDA DANILOFF & PE 12 COREY ROAD BROOKLINE MA 02445	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	369,900		369,900
			6	Septic			RES LAND	1010	281,100		281,100
SUPPLEMENTAL DATA						Total		651,000	651,000		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 #DL 2 GIS ID F_978978_2719442				Plan Ref. 160/13 Land Ct# #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)					
MANCUSI, MIRANDA DANILOFF & PETE	29034	0292	07-24-2015	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed
STOCKTON, MARILYN D TR	28930	0281	06-11-2015	U	I	0	1A	2023	1010	315,200	2022	1010	260,600
WORTHINGTON, HARRIET B TR	17868	0022	10-30-2003	U	I	1	1F		1010	278,100	2021	1010	178,100
STOCKTON, HARRIETT B & COLIN, G	1106	0013	02-23-1961	U		0		Total		593,300	Total		438,700
								Total		428,500	Total		428,500

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				BARNS	Appraised Bldg. Value (Card)			338,000
					Appraised Xf (B) Value (Bldg)			27,700
					Appraised Ob (B) Value (Bldg)			4,200
					Appraised Land Value (Bldg)			281,100
					Special Land Value			0
					Total Appraised Parcel Value			651,000
					Valuation Method			C
					Total Appraised Parcel Value			651,000

NOTES								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201508738	12-22-2015	IN	Insulation	6,100	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI	05-12-2020	DM			FR	Field Review
81583	01-04-2005	NS	New Siding	500	06-30-2005	100	06-30-2005		03-09-2017	JR	01		03	Cycl Insp Comp
									04-25-2016	JR	03		20	Sale Review
									07-27-2015	AL	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	RF-2	1	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0108	1.700		1.0000	468,457.8	281,100

Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			281,100
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	30				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	450,714
Year Built	1962
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	338,000
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
FPL3	Fireplace 2 sto	B	1	7000.00	1989		75		0.00	5,300
GRN1	Greenhouse-R	L	72	60.75	1994		50	C	1.00	2,200
WDC	Wood Decking	L	160	20.00	1993		48		0.00	2,000
BMT	Basement-Unfi	B	1,200	26.01	1989		75		0.00	22,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	257.26	308,708
BMT	Basement Area	0	1,200	0	0.00	0
FUS	Upper Story	552	552	552	257.26	142,006
GRN	Greenhouse	0	72	0	0.00	0
WDC	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,752	3,184	1,752		450,714

