

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
TOMAIOLO, CAROL-LYNN 728 BURNCOATST WORCESTER MA 01606		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed			RESIDENTL RES LAND	1010 1010	214,600 214,100	214,600 214,100
				4	Gas														
		2	Public Water																
SUPPLEMENTAL DATA										PREVIOUS ASSESSMENTS (HISTORY)									
Alt Prcl ID		Split Zonin		Plan Ref.		34/23				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
728 BURNCOATST		WORCESTER MA 01606		Land Ct#		22419-A & 21200-#SR				2023	1010	180,900	2022	1010	148,100	2021	1010	119,300	
ResExpt Q		#DL 1 LOT 111		Life Estate		PP STATU					1010	194,600		1010	133,900		1010	2,000	
#DL 2 LOT A		GIS ID F_979487_2694835		Assoc Pid#						Total		428,700		428,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC							
TOMAIOLO, CAROL-LYNN		C170013	0	07-30-2003		Q	I	320,000		00									
TRAYWICK, SAMUEL C		C169687	0	06-30-2003		U	I	320,000		1									
CUNNIFF, ANN-MARIE		C140686	0	05-15-1996		U	I	80,000		1A									
LAW, MARY P ADMIN		#D65649	0	01-17-1996		U	I	1		1A									
PHILLIPS, JANET R		C22419	0	09-24-1958		U		0											
		Total						375,500		Total		282,000		Total		257,200			
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											
0107								HYAN											
NOTES										Appraised Bldg. Value (Card) 208,000									
										Appraised Xf (B) Value (Bldg) 4,600									
										Appraised Ob (B) Value (Bldg) 2,000									
										Appraised Land Value (Bldg) 214,100									
										Special Land Value 0									
										Total Appraised Parcel Value 428,700									
										Valuation Method C									
										Total Appraised Parcel Value 428,700									
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				
										05-21-2020	WD			FR	Field Review				
										08-19-2015	TP	03		16	In Office Review				
										04-22-2015	JR	03		03	Cycl Insp Comp				
										01-31-2013	RB	03		03	Cycl Insp Comp				
										11-06-2003	PT	02		01	Meas/Est				
										06-26-2003	PT	02		01	Meas/Est				
										06-03-1997	AM	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	RB	4	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0107	1.400			1.0000	578,549.4	214,100	
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value					214,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		284,891
			Year Built		1940
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		208,000
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1984		73		0.00	3,700
PAT1	Patio- Average	L	256	5.89	1989		70		0.00	1,100
FOPC	Open Prch-roo	B	16	55.00	1984		73		0.00	900
SHED	Shed	L	48	18.00	2019		100		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	925	925	925	307.99	284,891
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
PTO	Patio	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		925	1,197	925		284,891

