

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
BICOULES, VOULA 184 CHAPMAN PLACE LEOMINSTER MA 01453		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	276,200	276,200	
			6 Septic			RES LAND	1010	149,300	149,300	
SUPPLEMENTAL DATA						Total				425,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 30 #DL 2 GIS ID F_981321_2696848				Plan Ref. 197/123 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)						
BICOULES, VOULA		7429	0219	02-15-1991	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CANNAVINO, PAULA & BICOULES, VOU		3681	0261	02-28-1983	Q	I	56,900	U	2023	1010	240,400	2022	1010	207,000
										1010	135,700		1010	100,500
													1010	6,200
									Total		376,100	Total		307,500
									Total			Total		270,000

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	Appraised Bldg. Value (Card)				
0105				HYAN	245,100				
					Appraised Xf (B) Value (Bldg)	24,900			
					Appraised Ob (B) Value (Bldg)	6,200			
					Appraised Land Value (Bldg)	149,300			
					Special Land Value	0			
					Total Appraised Parcel Value	425,500			
					Valuation Method	C			
					Total Appraised Parcel Value	425,500			

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-11	08-10-2022	835	Sid/Wind/Roof/	9,000		100		re-roofing!	05-22-2020	WD			FR	Field Review
									02-21-2020	CK	22		22	Change of Address
									02-16-2018	SR	02		03	Cycl Insp Comp
									01-22-2002	PT	01		00	Meas/Listed-Interior Acces
									12-15-1991	ML	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	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000		1.0000	574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			149,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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					
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	314,264
Year Built	1971
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	245,100
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	1993		78		0.00	3,900
WDC	Wood Decking	L	208	20.00	1996		54		0.00	2,600
PAT1	Patio- Average	L	400	5.89	1996		77		0.00	1,800
FEP	Enclosed porc	B	30	70.00	1993		78		0.00	3,100
BMT	Basement-Unfi	B	816	26.01	1993		78		0.00	17,900
SHED	Shed	L	100	18.00	2019		100		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	290.99	314,264
BMT	Basement Area	0	816	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
PTO	Patio	0	400	0	0.00	0
WDK	Wood Deck	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	2,534	1,080		314,264

