

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CAMPOBASSO, PETER A & MONICA 42 LEO GAGNON WAY LEOMINSTER MA 01453-5043		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	549,600	549,600		
			6 Septic			RES LAND	1010	145,500	145,500		
SUPPLEMENTAL DATA						Total				695,100	695,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 47 #DL 2 GIS ID F_980613_2706271				Plan Ref. 425/32 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)								
CAMPOBASSO, PETER A & MONICA V		28291 0044	07-29-2014	Q	I	401,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANIKAS, NICHOLAS C & EUPHORIA I		14258 0060	09-24-2001	U	I	259,073	1A	2023	1010	477,400	2022	1010	411,300	2021	1010	330,500
MANIKAS, PAUL N		12044 0049	02-04-1999	Q	I	241,000	00		1010	132,300		1010	98,000		1010	98,000
DACEY, BRIAN T TR		11096 0080	12-03-1997	U	V	1,969,000	1								1010	6,000
COBBLESTONE LANDING INC		9128 0054	04-01-1994	U	V	100	1	Total		609,700	Total		509,300	Total		434,500

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											
0107				HYAN	Appraised Bldg. Value (Card)	486,900									
					Appraised Xf (B) Value (Bldg)	56,700									
					Appraised Ob (B) Value (Bldg)	6,000									
					Appraised Land Value (Bldg)	145,500									
					Special Land Value	0									
					Total Appraised Parcel Value	695,100									
					Valuation Method	C									
					Total Appraised Parcel Value	695,100									

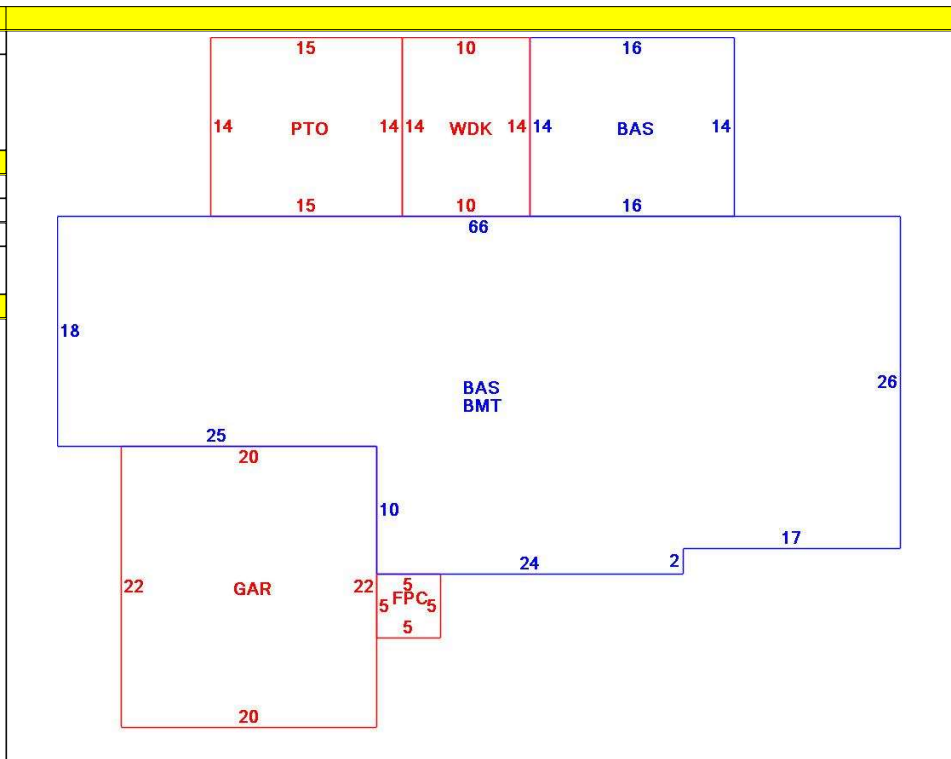
NOTES										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
72506	10-24-2003	AD	Addition	22,000	06-07-2004	100	01-01-2004			04-28-2020	WD			FR	Field Review	
32296	07-22-1998	DW	Dwelling	86,020	06-22-2000	100	01-01-2000			10-12-2016	KM	02		03	Cycl Insp Comp	
										06-07-2004	MF	02		02	Bldg Permit Completed	
										06-22-2000	PT	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	RC-	4	0.220 AC	176,344.00	3.75053	1.0000	5	1.00	0105	1.000		1.0000	661,378.1	145,500	
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value				145,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
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	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		547,105
Year Built		1999
Effective Year Built		2005
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		486,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	2007		89		0.00	4,500
BRR	Bsmt Rec Rm-	B	400	8.05	2007		89		0.00	2,900
WDC	Deck comp w	L	140	28.00	2005		72		0.00	4,000
PAT2	Patio-Good	L	210	9.94	2005		86		0.00	2,000
FOPC	Open Prch-roo	B	25	55.00	2007		89		0.00	1,600
GAR	Attached Gara	B	440	40.00	2007		89		0.00	15,200
BMT	Basement-Unfi	B	1,564	26.01	2007		89		0.00	32,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,788	1,788	1,788	305.99	547,105	
BMT	Basement Area	0	1,564	0	0.00	0	
FPC	Open Porch Conc. Floor	0	25	0	0.00	0	
GAR	Attached Garage	0	440	0	0.00	0	
PTO	Patio	0	210	0	0.00	0	
WDK	Wood Deck	0	140	0	0.00	0	
Ttl Gross Liv / Lease Area		1,788	4,167	1,788		547,105	

