

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						
FILOON, JOHN W JR & FRED M TRS TWO LOONS NOMINEE TRUST C/O JOHN W FILOON III 180 TOWER AVE NEEDHAM MA 02494			2	Above Street	6	Septic	1	Paved	1	Excel View	Description	Code	Assessed	Assessed			
					4	Gas					RESIDNTL	1010	970,000	970,000			
					2	Public Water					RES LAND	1010	1,521,300	1,521,300			
<b>SUPPLEMENTAL DATA</b>																	
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT E #DL 2 GIS ID F_983599_2694307				Plan Ref. Land Ct# 19844-B #SR Life Estate PP STATU Assoc Pid#										
												Total		2,491,300		2,491,300	

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FILOON, JOHN W JR & FRED M TRS		C153750	0	06-29-1999		U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
FILOON, F M & J W JR & PRATT, H I TRS		C62470	0	07-31-1974		U				0		2023	1010	822,900	2022	1010	679,100	2021	1010	555,000			
													1010	1,197,600		1010	897,700		1010	924,100			
																			1010	7,100			
												Total		2,020,500		Total		1,576,800		Total		1,486,200	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			HYAN

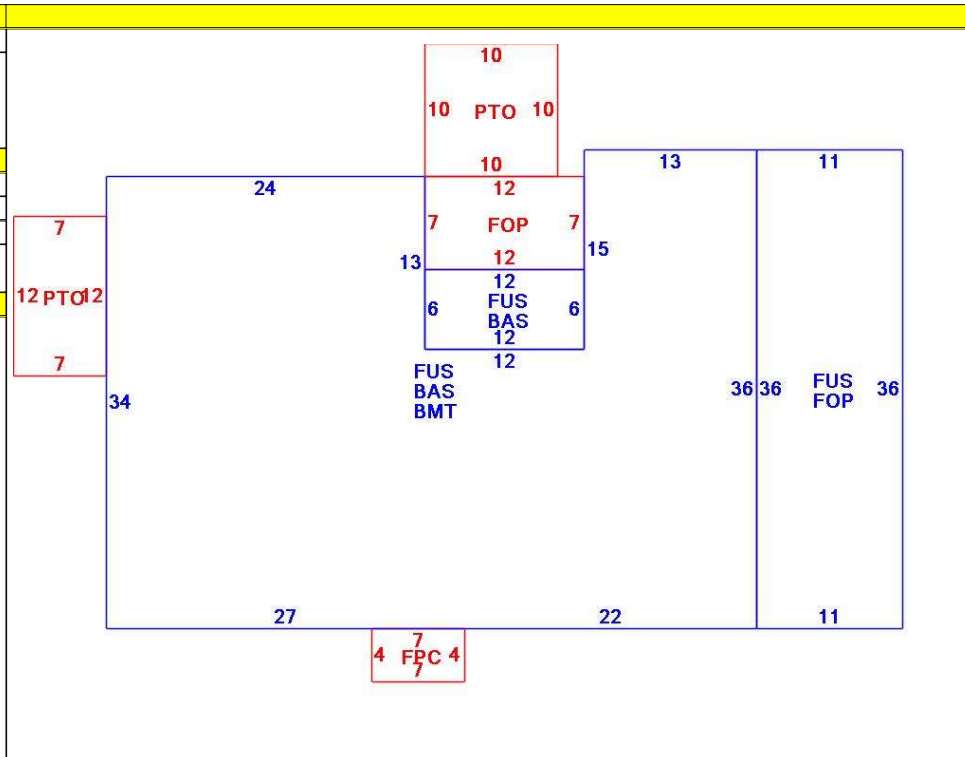
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	909,500
Appraised Xf (B) Value (Bldg)	53,400
Appraised Ob (B) Value (Bldg)	7,100
Appraised Land Value (Bldg)	1,521,300
Special Land Value	0
Total Appraised Parcel Value	2,491,300
Valuation Method	C
Total Appraised Parcel Value	2,491,300

NOTES									

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
19-345	02-01-2019	834	Sheet Metal	20,000	06-10-2019	100	06-30-2019	Installation of two single zone	11-10-2022	BM	22		22	Change of Address
18-3587	11-06-2018	804	Addn Alt-Res	325,000	01-06-2020	100	06-30-2020	replace windows, add two dor	05-27-2020	WD			FR	Field Review
18-2175	08-06-2018	880	Alt-Int work-Res	20,000	11-01-2018	100	06-30-2019	Demolition of all interior finishe	03-11-2020	SR	02		02	Bldg Permit Completed
200801602	04-10-2008	RE	Remodel	15,000	09-23-2008	100	06-30-2009	REPL STOOP	09-09-2019	SR	01		13	CALL BACK
200706760	11-05-2007	WD	Wood Deck	60,000	09-23-2008	100	06-30-2009	REPL FNDN+	12-03-2018	RB	22		22	Change of Address
200705321	08-29-2007	OB	Out Building	14,500	04-18-2008	100	06-30-2008	14X20	11-01-2018	RB	03		02	Bldg Permit Completed
									10-16-2017	SR	02		03	Cycl Insp Comp

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-1	4	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0117	9.700		1.0000	3,104,606	1,521,300
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value				1,521,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
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	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	06	6 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,082,753
			Year Built		1900
			Effective Year Built		1999
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		909,500
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1999		84		0.00	5,900
SHD2	Shed w/Elec	L	280	26.00	2007		76		0.00	5,500
PAT1	Patio- Average	L	84	5.89	1986		67		0.00	400
FOP	Open Porch-ro	B	480	55.00	1999		84		0.00	15,600
BMT	Basement-Unfi	B	1,536	26.01	1999		84		0.00	30,300
FOPC	Open Prch-roo	B	28	55.00	1999		84		0.00	1,600
PAT2	Patio-Good	L	100	9.94	2019		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	299.77	482,023
BMT	Basement Area	0	1,536	0	0.00	0
FOP	Open Porch	0	480	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
FUS	Upper Story	2,004	2,004	2,004	299.77	600,730
PTO	Patio	0	184	0	0.00	0
Ttl Gross Liv / Lease Area		3,612	5,840	3,612		1,082,753

