

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PINO, MATHEW J & URANIA TRS PINO REALTY TRUST 49 CHICKADEE LN BRAINTREE MA 02184		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	286,800	286,800		
			6 Septic			RES LAND	1010	171,300	171,300		
SUPPLEMENTAL DATA						Total				458,100	458,100
Alt Prcl ID		Split Zonin		Plan Ref. 224/55							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 3		#DL 2		#SR							
GIS ID F_983870_2695572		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
PINO, MATHEW J & URANIA TRS	21251	0067	08-08-2006	U	I	1	1A									
PINO, MATTHEW & URANIA	10463	0002	10-31-1996	Q	I	102,000	00	2023	1010	246,400	2022	1010	215,000	2021	1010	171,400
BRIGHTMAN, C ETALS	7012	0181	01-15-1990	U	I	1	A		1010	169,300		1010	120,400		1010	120,400
BRIGHTMAN, GUY & CHARLOTTE	4616	0068	07-15-1985	Q	I	92,000	U								1010	2,800
DAVIS, WILLIAM R & CARYL R	1347	1198	09-30-1966	U		0										
Total								415,700	Total		335,400	Total		294,600		

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			
0106				HYAN	Appraised Bldg. Value (Card)	253,700	
					Appraised Xf (B) Value (Bldg)	30,300	
					Appraised Ob (B) Value (Bldg)	2,800	
					Appraised Land Value (Bldg)	171,300	
					Special Land Value	0	
					Total Appraised Parcel Value	458,100	
					Valuation Method	C	
					Total Appraised Parcel Value	458,100	

NOTES											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-26-2020	WD			FR	Field Review		
									10-04-2017	SR	02		03	Cycl Insp Comp		
									02-20-2002	PT	01		00	Meas/Listed-Interior Acces		
									01-15-1988	ML	01		00	Meas/Listed-Interior Acces		

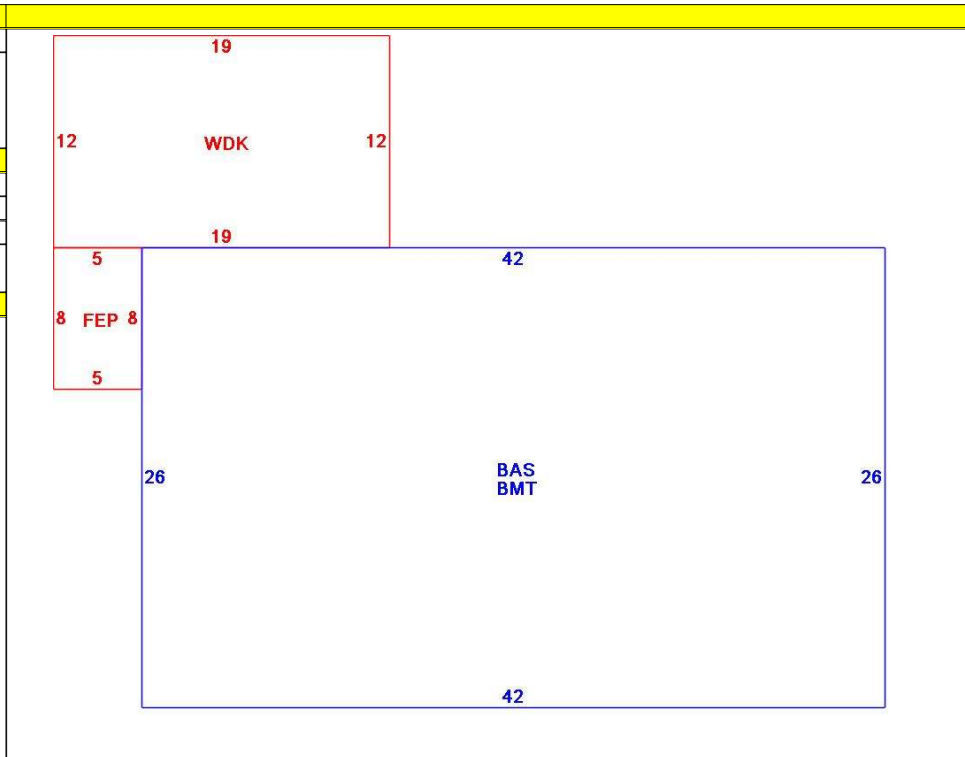
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RB	4	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0106	1.150		1.0000	685,290.4	171,300

Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value					171,300
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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	13	T111 Siding			
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	04	Hot Air			
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					
UsrflD 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	317,092
Year Built	1974
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	253,700
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	1995		80		0.00	4,000
WDC	Wood Decking	L	228	20.00	1996		54		0.00	2,800
FEP	Enclosed porc	B	40	70.00	1995		80		0.00	3,800
BMT	Basement-Unfi	B	1,092	26.01	1995		80		0.00	22,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	290.38	317,092
BMT	Basement Area	0	1,092	0	0.00	0
FEP	Enclosed Porch	0	40	0	0.00	0
WDC	Wood Deck	0	228	0	0.00	0
Ttl Gross Liv / Lease Area		1,092	2,452	1,092		317,092

