

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
ARMELL, JOHN & DONNA M 16 MEGAN ROAD REALTY TRUST 1297 NEWMAN AVENUE SEEKONK MA 02771		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	305,500	305,500	
			6 Septic			RES LAND	1010	135,800	135,800	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Plan Ref. 261/37							
Split Zonin			Land Ct#							
BID Parcel			#SR							
ResExpt Q			Life Estate							
#DL 1 LOT 107			PP STATU							
#DL 2			Assoc Pid#							
GIS ID F_983986_2703805						Total 441,300 441,300				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ARMELL, JOHN & DONNA M		26930 0338	12-10-2012	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
ARMELL, DONNA M		22514 0124	12-04-2007	U	I	1	1A	2023	1010	264,700	2022	1010	220,100
ARMELL, DONNA GENNARO		22514 0122	12-04-2007	U	I	0	1A		1010	130,400		1010	96,600
GENNARO, DAVID L SR & DORIS R TRS		12888 0149	03-17-2000	U	I	0	1A					1010	2,200
GENNARO, DAVID L & DORIS R		1903 0051	07-11-1973	U		0		Total		395,100	Total		316,700
								Total			Total		282,600

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				
0104				HYAN	Appraised Bldg. Value (Card)			264,400
					Appraised Xf (B) Value (Bldg)			38,900
					Appraised Ob (B) Value (Bldg)			2,200
					Appraised Land Value (Bldg)			135,800
					Special Land Value			0
					Total Appraised Parcel Value			441,300
					Valuation Method			C
					Total Appraised Parcel Value			441,300

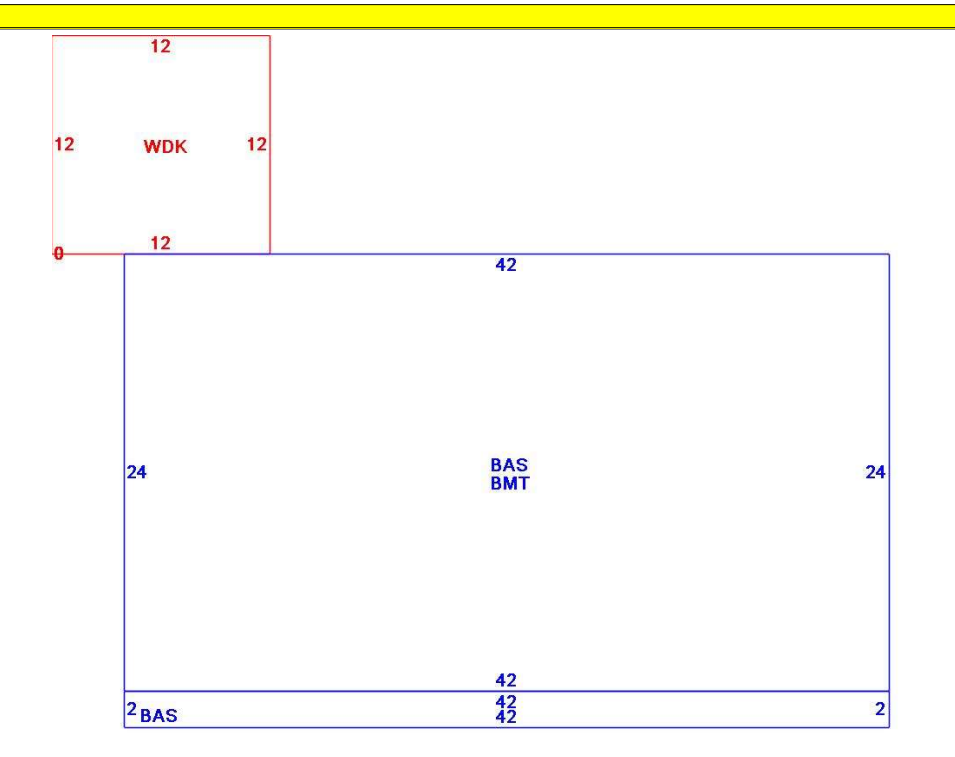
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-11	08-05-2022	835	Sid/Wind/Roof/	17,350		100		New Vinyl Sliding in MONOGR	05-04-2020	WD			FR	Field Review	
20-3142	10-26-2020	822	Insulation	4,817		100		Air sealing, weatherstrip and s	07-19-2017	KM	02		03	Cycl Insp Comp	
17-3131	09-19-2017	822	Insulation	4,900		100		Weatherization, air sealing, we	08-07-2008	KLP	03		16	In Office Review	
									07-13-2001	PT	01		00	Meas/Listed-Interior Acces	
									02-02-2001	PT	02		01	Meas/Est	
									10-15-1987	ME	02		01	Meas/Est	

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	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0104	0.900		1.0000	438,214.8	135,800
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			135,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	334,643
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	264,400
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	1994		79		0.00	4,000
FPO	Ext FP Openin	B	1	2000.00	1994		79		0.00	1,600
BGAR	Bsmt Garage	B	1	2326.00	1994		79		0.00	1,800
BFA	Bsmt Fin-Avg	B	756	17.36	1994		79		0.00	10,400
WDC	Wood Decking	L	144	20.00	1996		54		0.00	2,200
BMT	Basement-Unfi	B	1,008	26.01	1994		79		0.00	21,100

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	306.45	334,643
BMT	Basement Area	0	1,008	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,092	2,244	1,092		334,643

