

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
GIANAN, MARIA EDEN TR GIANAN REVOCABLE TRUST 24 WALDO STREET DEDHAM MA 02026		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed		
		4	Gas							RESIDENTL	1090	838,700	838,700		
		6	Septic							RES LAND	1090	316,000	316,000		
SUPPLEMENTAL DATA										Total					
Alt Prcl ID		Split Zonin RG;RF-2		Plan Ref. 142/133		Land Ct#									
BID Parcel		#DL 1 PARCELA		Life Estate		PP STATU A:Active									
#DL 2		GIS ID F_983185_2717207		Assoc Pid#											
										Total		1,154,700		1,154,700	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
GIANAN, MARIA EDEN TR		34996	158	03-24-2022		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed		
GIANAN, MARIA E		31564	112	09-28-2018		Q	I			850,000	00	2023	1090	716,400	2022	1090	599,500		
MARCHESE, ROBERT J & CLORINDA		16516	0119	03-05-2003		U	I			399,405	1A		1090	314,300		1090	205,300		
CAPE COD BANK & TRSUST CO TRS		16516	0116	03-05-2003		U	I			0	1F					1090	7,100		
LOVEJOY, FLORENCE S TR		14016	0305	07-06-2001		U	I			1	1	Total		1,030,700		Total		804,800	
														Total		716,000			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
Total																			
								APPRAISED VALUE SUMMARY											
								Appraised Bldg. Value (Card) 759,100											
								Appraised Xf (B) Value (Bldg) 72,600											
								Appraised Ob (B) Value (Bldg) 7,000											
								Appraised Land Value (Bldg) 316,000											
								Special Land Value 0											
								Total Appraised Parcel Value 1,154,700											
								Valuation Method C											
								Total Appraised Parcel Value 1,154,700											

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				BARNS			

NOTES											

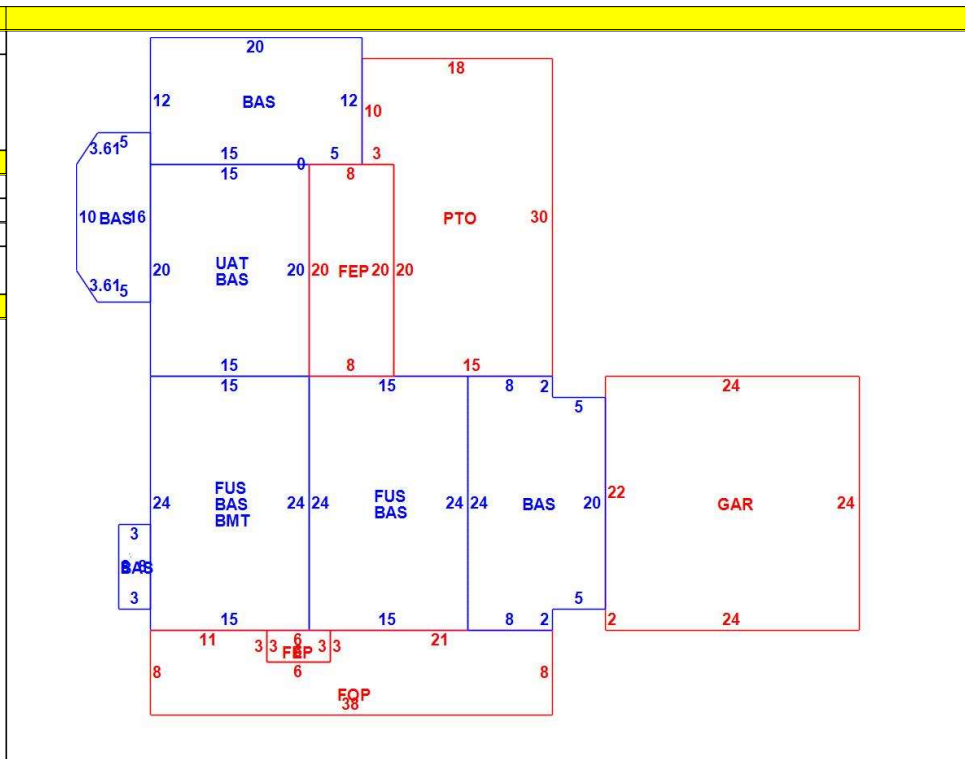
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20-255	01-28-2020	822	Insulation	3,976		100		Insulation; See Contract		05-08-2020	DM			FR	Field Review
77998	07-19-2004	TP	Temporary	1,000	01-06-2005	100	01-01-2005	TENT PERMIT		09-21-2016	SR	02		03	Cycl Insp Comp
71699	09-22-2003	RE	Remodel	75,000	02-27-2004	100	01-01-2004			04-02-2010	NF	03		16	In Office Review
71040	08-22-2003	NR	New Roof	7,000	02-27-2004	100	01-01-2004								

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	1090	Multi Hses M-01	SPLI	1	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700				1.0000	299,784.8	299,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.67	Total Land Value					299,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 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	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	11	Stone Ftgs			
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	812,319
Year Built	1880
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	625,500
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
FPL2	Fireplace 1.5 s	B	2	6000.00			77		0.00	9,200
FOP	Open Porch-ro	B	286	55.00			77		0.00	8,800
FEP	Enclosed porc	B	178	70.00			77		0.00	9,000
GAR	Attached Gara	B	576	40.00			77		0.00	15,700
BMT	Basement-Unfi	B	360	26.01			77		0.00	10,500
PAT2	Patio-Good	L	480	9.94	2000		81		0.00	3,800
GRN1	Greenhouse-R	L	49	60.75	2000		62	D	0.85	1,600
FPIT	Fire Pit	L	1	3010.00	2000		81	E+	0.65	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,682	1,682	1,682	334.01	561,810
BMT	Basement Area	0	360	0	0.00	0
FEP	Enclosed Porch	0	178	0	0.00	0
FOP	Open Porch	0	286	0	0.00	0
FUS	Upper Story	720	720	720	334.01	240,489
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	480	0	0.00	0
UAT	Attic, Unfinished	0	300	30	33.40	10,020
Ttl Gross Liv / Lease Area		2,402	4,582	2,432		812,319



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GIANAN, MARIA EDEN TR GIANAN REVOCABLE TRUST 24 WALDO STREET DEDHAM MA 02026		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1090	838,700	838,700	
			6 Septic			RES LAND	1090	316,000	316,000	
SUPPLEMENTAL DATA										
		Alt Prcl ID	Split Zonin RG;RF-2	Plan Ref. 142/133						
		BID Parcel		Land Ct#						
		ResExpt Q		#SR						
		#DL 1 PARCELA		Life Estate						
		#DL 2		PP STATU A:Active						
		GIS ID F_983185_2717207		Assoc Pid#						
							Total	1,154,700	1,154,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GIANAN, MARIA EDEN TR		34996 158	03-24-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GIANAN, MARIA E		31564 112	09-28-2018	Q	I	850,000	00	2023	1090	716,400	2022	1090	599,500	2021	1090	490,800
MARCHESE, ROBERT J & CLORINDA		16516 0119	03-05-2003	U	I	399,405	1A		1090	314,300		1090	205,300		1090	218,100
CAPE COD BANK & TRSUST CO TRS		16516 0116	03-05-2003	U	I	0	1F								1090	7,100
LOVEJOY, FLORENCE S TR		14016 0305	07-06-2001	U	I	1	1									
							Total	1,030,700	Total	804,800	Total	716,000				

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)	759,100				
0108				BARNS						Appraised Xf (B) Value (Bldg)	72,600				
										Appraised Ob (B) Value (Bldg)	7,000				
										Appraised Land Value (Bldg)	316,000				
										Special Land Value	0				
										Total Appraised Parcel Value	1,154,700				
										Valuation Method	C				
										Total Appraised Parcel Value	1,154,700				

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									06-23-2023	WT	01		03	Cycl Insp Comp	

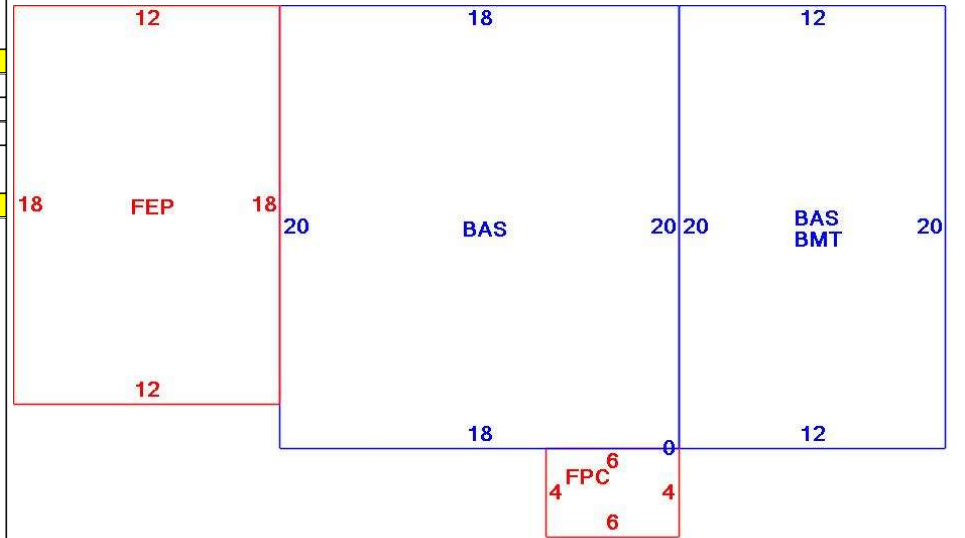
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
2	1090	Multi Hses M-01	SPLI	1	0.670 AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	16,200

Total Card Land Units					0.67	AC	Parcel Total Land Area					1.67	Total Land Value				16,200
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	193,620
Year Built	1920
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	133,600
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
FPLG	Gas Fireplace	B	1	2500.00			69		0.00	1,700
FOPC	Open Prch-roo	B	24	55.00			69		0.00	1,200
FEP	Enclosed porc	B	216	70.00			69		0.00	9,100
BMT	Basement-Unfi	B	240	26.01			69		0.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	322.70	193,620
BMT	Basement Area	0	240	0	0.00	0
FEP	Enclosed Porch	0	216	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
Ttl Gross Liv / Lease Area		600	1,080	600		193,620

