

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
FICOCIELLO, RALPH TR 6 HOUGHTON RD REALTY TRUST 7 CONANT RD #25 WINCHESTER MA 01890		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	384,200	384,200	
			6 Septic			RES LAND	1010	418,200	418,200	
SUPPLEMENTAL DATA						Total				802,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_986272_2695202				Plan Ref. 75/13 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)						
FICOCIELLO, RALPH TR		10282	0178	07-15-1996	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FICOCIELLO, RALPH & PHYLLIS		3131	0242	08-01-1980	U		0		2023	1010	338,900	2022	1010	281,900
										1010	492,400	2021	1010	277,000
									Total		831,300	Total		558,900
									Total			Total		533,600

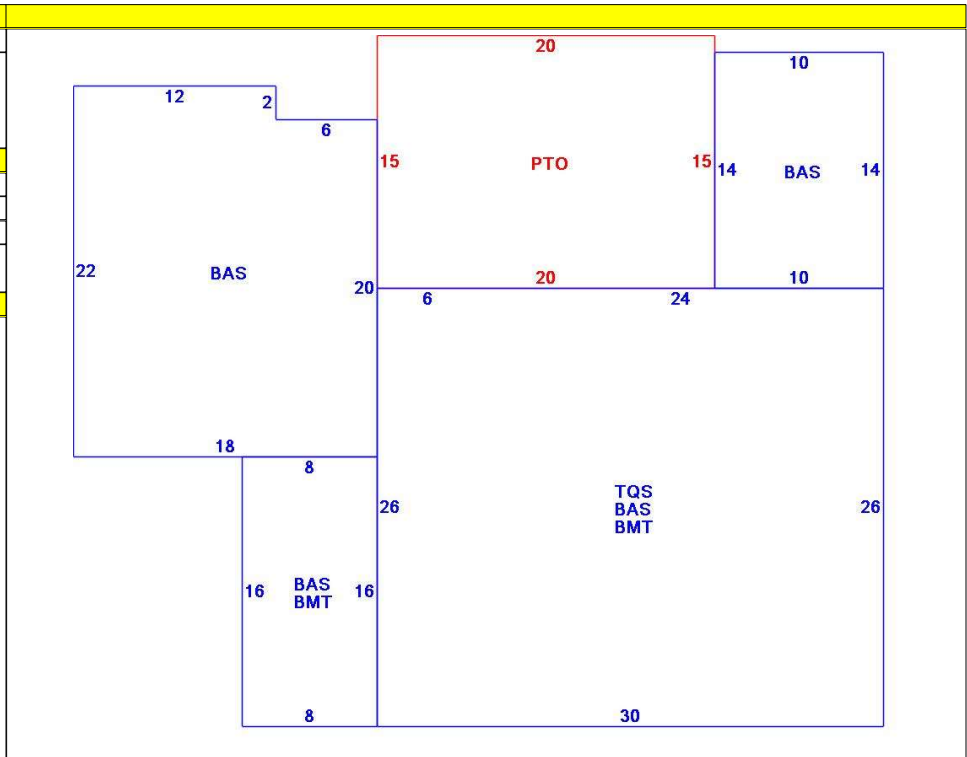
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
Total			0.00											

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				
0111				HYAN	358,000				
					Appraised Xf (B) Value (Bldg)	22,500			
					Appraised Ob (B) Value (Bldg)	3,700			
					Appraised Land Value (Bldg)	418,200			
					Special Land Value	0			
					Total Appraised Parcel Value	802,400			
					Valuation Method	C			
					Total Appraised Parcel Value	802,400			

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-08-2020	WD			FR	Field Review
										09-13-2017	SR	01		03	Cycl Insp Comp
										07-28-2014	JR	03		16	In Office Review
										03-04-2002	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	RB	4	0.150	AC	176,344.00	5.18399	1.0000	5	1.00	0111	3.050		1.0000	2,788,210	418,200
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value				418,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		490,354			
Year Built		1943			
Effective Year Built		1984			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		27			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		73			
RCNLD		358,000			
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	1	6000.00	1984		73		0.00	4,400
PAT2	Patio-Good	L	300	9.94	1996		77		0.00	2,300
BMT	Basement-Unfi	B	908	26.01	1984		73		0.00	18,100
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,432	1,432	1,432	252.89	362,138
BMT	Basement Area	0	908	0	0.00	0
PTO	Patio	0	300	0	0.00	0
TQS	Three Quarter Story	507	780	507	164.38	128,215
Ttl Gross Liv / Lease Area		1,939	3,420	1,939		490,353

