

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACCINI, MARGARET R TR LEIGH M MACCINI REVOCABLE TRU 62 SANDY HILL ROAD						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
FLORENCE MA 01062						RESIDNTL	1010	530,300	530,300	
SUPPLEMENTAL DATA						RES LAND	1010	179,200	179,200	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 30 #DL 2 GIS ID F_948310_2692899				Plan Ref. Land Ct# 34623-B (SH 4) #SR Life Estate PP STATU Assoc Pid#		Total		709,500	709,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MACCINI, JONATHAN W & NICOLE A		C233705	0	08-16-2023	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed
MACCINI, MARGARET R TR		C189241	0	08-10-2009	U	I	0	1A	2023	1010	470,200	2022	1010	398,700
MACCINI, LEIGH M TR		C156506	0	02-02-2000	U	I	1	1A		1010	177,100		1010	125,900
MACCINI, CHARLES A & LEIGH M		C144078	0	04-09-1997	Q	V	55,900	00					1010	2,800
MURRAY, ROBERT J & JULIA M		C78414	0	06-08-1979	U	V	0		Total		647,300	Total		524,600
									Total		469,400	Total		469,400

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	475,200
Appraised Xf (B) Value (Bldg)	52,300
Appraised Ob (B) Value (Bldg)	2,800
Appraised Land Value (Bldg)	179,200
Special Land Value	0
Total Appraised Parcel Value	709,500
Valuation Method	C
Total Appraised Parcel Value	709,500

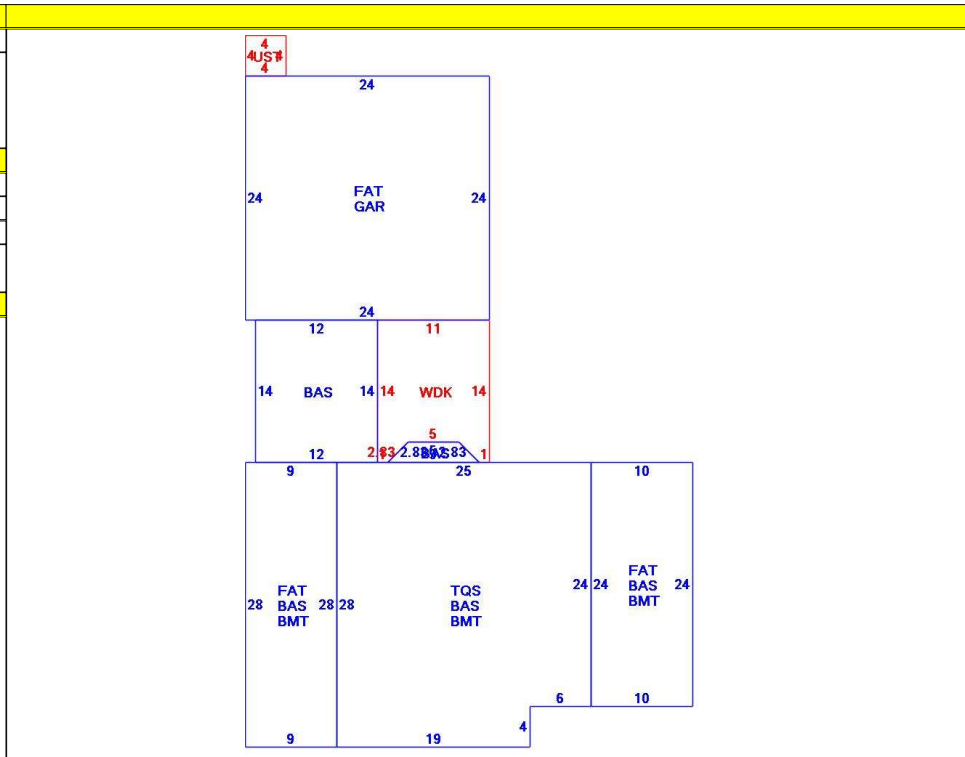
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201507316	11-09-2015	RE	Remodel	9,800	06-27-2016	100	06-30-2016	TAKE EXISTING BEDROOM	05-29-2020	DM			FR	Field Review
78799	08-04-2004	NS	New Siding	960	01-12-2005	100	01-01-2005		06-27-2016	RB	03		16	In Office Review
31771	06-24-1998	DW	Dwelling	150,000	01-01-1999	100	01-01-1999		09-16-2014	SR	02		03	Cycl Insp Comp
									08-18-2014	JR	03		16	In Office Review

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	2	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0106	1.150		1.0000	389,614.4
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			179,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl 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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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		510,934
Year Built		1998
Effective Year Built		2010
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		475,200
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	2012		93		0.00	5,600
WDC	Wood Decking	L	140	20.00	2004		70		0.00	2,800
GAR	Attached Gara	B	576	40.00	2012		93		0.00	19,000
UST	Utility Storage-	B	16	17.11	2012		93		0.00	400
BMT	Basement-Unfi	B	1,168	26.01	2012		93		0.00	27,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,350	1,350	1,350	262.15	353,905
BMT	Basement Area	0	1,168	0	0.00	0
FAT	Attic, Finished	160	1,068	160	39.27	41,944
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	439	676	439	170.24	115,085
UST	Utility Enclosure	0	16	0	0.00	0
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		1,949	4,994	1,949		510,934

