

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
CHAPIN, TIMOTHY H & MELINDA 6 CHOPTANK ROAD EAST FALMOUT MA 02536		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1040	247,300	247,300	
			6 Septic			RES LAND	1040	149,300	149,300	
SUPPLEMENTAL DATA						Total		396,600	396,600	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_987657_2696496				Plan Ref. 250/103 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)					
CHAPIN, TIMOTHY H & MELINDA	5703	0232	05-05-1987	Q	I	132,500	U	Year	Code	Assessed	Year	Code	Assessed
LEIGHTON, ROBERT H	5488	0264	12-30-1986	Q	I	110,000	U	2023	1040	231,900	2022	1040	273,700
SICILIANO, NICHOLAS & SARA	3781	0141	06-27-1983	Q	I	60,000	U		1040	135,700		1040	100,500
SHEEHY, JON M & JEAN TRS	3031	0098	12-14-1979	Q	I	51,500	U	Total		367,600	Total		374,200
								Total		327,500	Total		327,500

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			
0105				HYAN			

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	245,900		
				Appraised Xf (B) Value (Bldg)	0		
				Appraised Ob (B) Value (Bldg)	1,400		
				Appraised Land Value (Bldg)	149,300		
				Special Land Value	0		
				Total Appraised Parcel Value	396,600		
				Valuation Method	C		
				Total Appraised Parcel Value	396,600		

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
EXPR-23-8	07-07-2023	835	Sid/Wind/Roof/	8,900		100		Replace asphalt roof	05-11-2020	WD			FR	Field Review
201405032	08-04-2014	NR	New Roof	12,000	06-30-2015	100	06-30-2015	NR REROOF, STRP OLD SHI	10-01-2015	TR	03		16	In Office Review
									08-25-2014	SR	02		03	Cycl Insp Comp
									11-15-2013	DR	22		22	Change of Address
									03-15-2002	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	1040	Two Family	RB	4	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000		1.0000	574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			149,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	13	T111 Siding			
Exterior Wall 2					
Roof Structure	06	Mansard			
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	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	30	3 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	307,390
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	245,900
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
PAT1	Patio- Average	L	320	5.89	1996		77		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	137.23	153,695
FUS	Upper Story	1,120	1,120	1,120	137.23	153,695
PTO	Patio	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		2,240	2,560	2,240		307,390

