

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
ZUCCARO, MATTHEW P & LAUREN 9 HOMESTEAD ROAD LYNNFIELD MA 01940		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	426,300	426,300		
			6 Septic			RES LAND	1010	178,900	178,900		
SUPPLEMENTAL DATA						Total				605,200	605,200
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 36608-C							
#DL 1 LOT 37		#DL 2		#SR							
GIS ID F_948183_2695206		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ZUCCARO, MATTHEW P & LAUREN C	C222992	0	07-10-2020	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed
GUARINO, PETER	C220662	0	09-27-2019	U	I	345,000	1	2023	1010	376,900	2022	1010	320,300
SCHIPS, HELMUT F	C115390	0	09-15-1988	Q	I	165,000	U		1010	176,700		1010	125,700
REGAN, JAMES E III	C94453	0	11-15-1983	Q	V	14,500	U	Total		553,600	Total		446,000
								Total		370,600	Total		370,600

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				
0106			COTUIT		Appraised Bldg. Value (Card)			376,900
				Appraised Xf (B) Value (Bldg)			42,700	
				Appraised Ob (B) Value (Bldg)			6,700	
				Appraised Land Value (Bldg)			178,900	
				Special Land Value			0	
				Total Appraised Parcel Value			605,200	
				Valuation Method			C	
				Total Appraised Parcel Value			605,200	

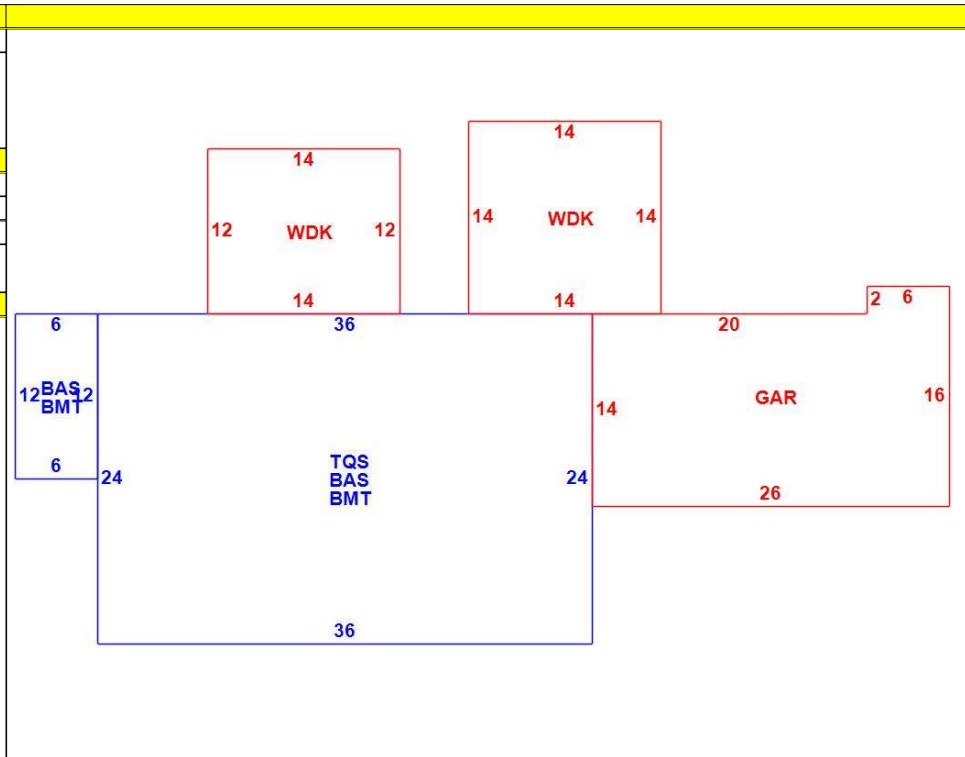
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B26294	04-01-1984	DW	Dwelling	0	04-15-1985	100	12-31-1985	CO 11/2 S	11-15-2022	DB	01		03	Cycl Insp Comp
									06-10-2020	WD			FR	Field Review
									09-03-2014	SR	02		03	Cycl Insp Comp
									03-27-2014	JR	03		16	In Office Review
									06-24-2005	PT	02		01	Meas/Est
									06-28-2002	PT	01		00	Meas/Listed-Interior Acces
									04-15-1985	FR				

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0106	1.150		1.0006	397,444.1	178,900
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			178,900	

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	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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	414,175
Year Built	1984
Effective Year Built	2008
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	376,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2005		91		0.00	5,500
WDC	Wood Decking	L	196	20.00	1999		60		0.00	2,800
GAR	Attached Gara	B	376	40.00	2005		91		0.00	14,100
BMT	Basement-Unfi	B	936	26.01	2005		91		0.00	23,100
WDC	Wood Deck w/	L	168	18.00	2020		100		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	276.49	258,790
BMT	Basement Area	0	936	0	0.00	0
GAR	Attached Garage	0	376	0	0.00	0
TQS	Three Quarter Story	562	864	562	179.84	155,385
WDC	Wood Deck	0	364	0	0.00	0
Ttl Gross Liv / Lease Area		1,498	3,476	1,498		414,175

