

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
GILES, CAROLA  39 WINDING BROOK ROAD  SOUTH YARMO MA 02664		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	250,500	250,500	
			6 Septic			RES LAND	1010	133,000	133,000	
<b>SUPPLEMENTAL DATA</b>						Total				<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 36A #DL 2 GIS ID F_986115_2703069				Plan Ref. 273/94 Land Ct# #SR Life Estate PP STATU Assoc Pid#				383,500	383,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GILES, CAROLA		28603 0113	12-30-2014	Q	I	188,400	00	Year	Code	Assessed	Year	Code	Assessed
PACITTO, FRANK J TR		24597 0337	06-04-2010	U	I	1	1F	2023	1010	217,600	2022	1010	187,500
PACITTO, FRANK J		23564 0212	03-27-2009	U	I	129,900	1S		1010	127,700		1010	94,600
BANK OF NEW YORK TR		22759 0296	03-18-2008	U	I	215,235	1L					1010	4,300
RIOS, MYRNA K		20298 0116	09-26-2005	U	I	1	1A	Total		345,300	Total		282,100
								Total			Total		243,300

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			
0104				HYAN	Appraised Bldg. Value (Card)	221,500	
					Appraised Xf (B) Value (Bldg)	24,700	
					Appraised Ob (B) Value (Bldg)	4,300	
					Appraised Land Value (Bldg)	133,000	
					Special Land Value	0	
					Total Appraised Parcel Value	383,500	
					Valuation Method	C	
					Total Appraised Parcel Value	383,500	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-05-2020	WD			FR	Field Review
										06-21-2017	KM	02		03	Cycl Insp Comp
										12-14-2009	JR	03		16	In Office Review
										03-31-2009	DR	03		16	In Office Review
										09-08-2004	PT	02		01	Meas/Est
										05-12-2003	PT			03	Cycl Insp Comp
										03-19-2001	PT	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-4	04-13-2023	835	Sid/Wind/Roof/	5,000		100		re-roof		05-05-2020	WD			FR	Field Review
EXPR-20-4	12-21-2020	835	Sid/Wind/Roof/	2,800		100		Replace 6 double hung windo		06-21-2017	KM	02		03	Cycl Insp Comp
201408968	12-24-2014	RE	Remodel	200	06-30-2015	100	06-30-2015	REMOVE BEDROOMS IN BA		12-14-2009	JR	03		16	In Office Review

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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

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	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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	260,531
Year Built	1979
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	221,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	2002		85		0.00	4,300
WDC	Deck comp w	L	240	28.00	1998		58		0.00	4,300
BMT	Basement-Unfi	B	864	26.01	2002		85		0.00	20,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	301.54	260,531
BMT	Basement Area	0	864	0	0.00	0
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		864	1,968	864		260,531

