

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
WESTHAVER, CHIPMAN R JR & PAT CHIPMAN R WESTHAVER JR REV TR 288 MILL STREET HOLLISTON MA 01746						Description	Code	Assessed	Assessed								
						RESIDNTL RES LAND	1010 1010	601,800 948,300	601,800 948,300								
SUPPLEMENTAL DATA						Total		1,550,100	1,550,100								
Alt Prcl ID		Split Zonin		Plan Ref.													
HOLLISTON MA 01746		BID Parcel		Land Ct# 17933-A (SH 2)													
		ResExpt Q		#SR													
		#DL 1 LOTS 75, 77 & 79		Life Estate													
		#DL 2		PP STATU													
		GIS ID F_985402_2721475		Assoc Pid#													
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WESTHAVER, CHIPMAN R JR & PATRICI			C230820 0	08-17-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
WESTHAVER, CHIPMAN & PATRICIA			C172559 0	04-02-2004	U	I	100	1A	2023	1010	463,700	2022	1010	380,800			
MELCHIORRI, SILVANO & LILLIAN			C18130 0	08-02-1955	U		0			1010	783,700	2021	1010	510,900			
			Total						1,247,400		Total		891,700				
									Total		Total		812,200				
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																	
Nbhd	Nbhd Name		B	Tracing		Batch											
0112						BARNs											
NOTES																	
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			
77446	06-23-2004	DW	Dwelling	170,000	04-01-2005	100	01-01-2006		02-13-2023	DB	02		03	Cycl Insp Comp			
									05-05-2020	DM			FR	Field Review			
									10-04-2017	MD	22		22	Change of Address			
									09-09-2016	SR	02		03	Cycl Insp Comp			
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	1	0.760 AC	176,344.00	1.28647	1.0000	5	1.00	0112	5.500		1.0000	1,247,739	948,300	
Total Card Land Units					0.76 AC	Parcel Total Land Area					0.76	Total Land Value					948,300

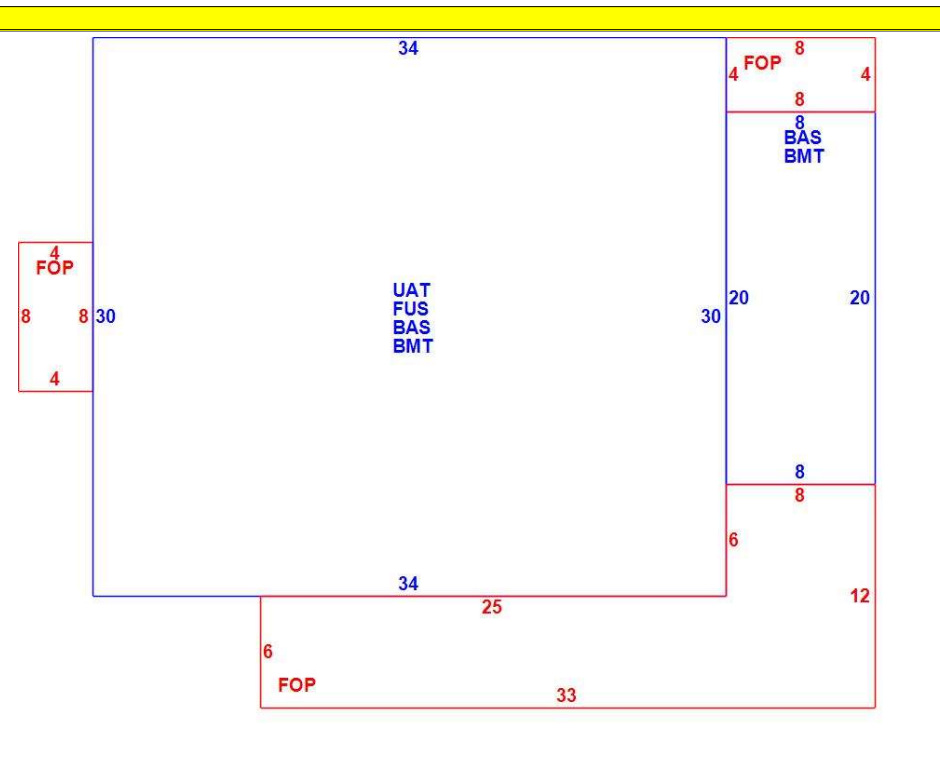
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
Adjust Type			B	S
Condo Fir				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		591,674
Year Built		2004
Effective Year Built		2013
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		562,100
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
FOP	Open Porch-ro	B	310	55.00	2010		95		0.00	11,600
BMT	Basement-Unfi	B	1,180	26.01	2010		95		0.00	28,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,180	1,180	1,180	257.03	303,291
BMT	Basement Area	0	1,180	0	0.00	0
FOP	Open Porch	0	310	0	0.00	0
FUS	Upper Story	1,020	1,020	1,020	257.03	262,167
UAT	Attic, Unfinished	0	1,020	102	25.70	26,217
Ttl Gross Liv / Lease Area		2,200	4,710	2,302		591,675



02/13/2023