

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION |
|--|--|---------|--------------|---|-----------------|--------------------|------|----------|----------|--|
| MANITSAS, JAMES M & MEGAN C | | 1 Level | 1 All Public | 1 Paved | 9 Rear Location | Description | Code | Assessed | Assessed | |
| 240 GRANBY ROAD BELCHERTOWN MA 01007 | | | | | | RESIDNTL | 1090 | 289,000 | 289,000 | |
| | | | | | | RES LAND | 1090 | 225,600 | 225,600 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 ESTRLY 6 FT LOT 120; LO #DL 2 GIS ID F_989048_2696078 | | | | Plan Ref. 9/103 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | Total | | | | 514,600 |
| | | | | | | | | | | 514,600 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|-----------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|------|---------|----------|
| MANITSAS, JAMES M & MEGAN C | | 28838 0111 | 05-01-2015 | U | I | 201,000 | 1 | Year | Code | Assessed | Year | Code | Assessed |
| REISS, BEVERLY B | | 9655 0096 | 05-15-1995 | U | I | 81,500 | L | 2023 | 1090 | 258,100 | 2022 | 1090 | 210,300 |
| LOMAS MORTGAGE USA INC | | 9375 0209 | 09-15-1994 | U | I | 89,250 | L | | 1090 | 223,200 | | 1090 | 143,000 |
| MARTIN, GERALD C JR | | 6748 0064 | 05-15-1989 | U | I | 3,000 | B | | | | | | |
| SIMMS, BERTHA ESTATE OF | | 6577 0098 | 12-30-1988 | U | | 0 | | | | | | | |
| | | | | | | Total | | 481,300 | | Total | | 353,300 | |
| | | | | | | | | | | Total | | 334,600 | |

| 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 | | | |
| 0108 | | | | HYAN | | | |

| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | |
|-------|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|
| | | | | | | | | | | Appraised Bldg. Value (Card) | 273,300 | | |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | 15,700 | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | 0 | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | 225,600 | | |
| | | | | | | | | | | Special Land Value | 0 | | |
| | | | | | | | | | | Total Appraised Parcel Value | 514,600 | | |
| | | | | | | | | | | Valuation Method | C | | |
| | | | | | | | | | | Total Appraised Parcel Value | 514,600 | | |

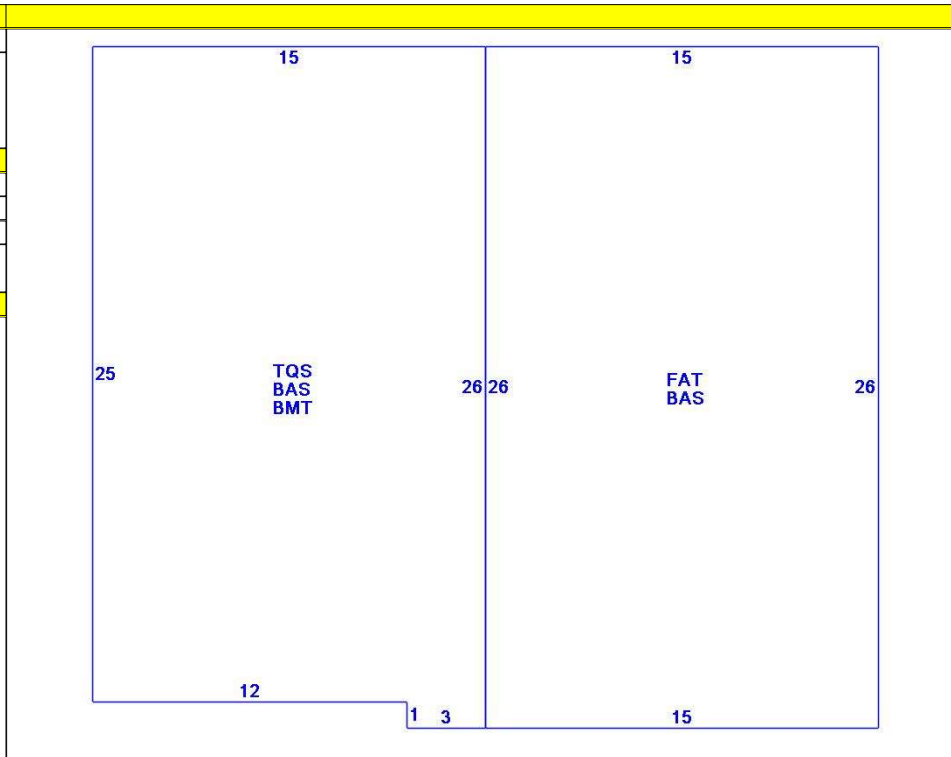
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|----------------|--------|------------|--------|------------|---------------------------|--|------------------------|----|------|----|----|----------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| 2015-03877 | 06-04-2016 | 834 | Sheet Metal | 8,000 | 06-30-2017 | 100 | 06-30-2017 | INSTALL 60,000 BTO GAS FU | | 05-11-2020 | WD | | | FR | Field Review |
| 201503967 | 07-06-2015 | RA | Remodel-Additi | 40,000 | 09-17-2015 | 100 | 06-30-2016 | RE-ROOF, NEW WINDOWS, I | | 03-02-2016 | SR | 02 | | 02 | Bldg Permit Completed |
| 201503156 | 05-27-2015 | RW | Repair Work | 6,000 | 06-29-2015 | 100 | 06-30-2015 | REMOVE DAMAGED SHEET | | 07-16-2015 | SR | 01 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 09-16-2014 | AL | 22 | | 22 | Change of Address |
| | | | | | | | | | | 09-10-2012 | RB | 03 | | 16 | In Office Review |
| | | | | | | | | | | 11-10-2004 | GB | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | | 04-04-2002 | 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 | 1090 | Multi Hses M-01 | RB | 4 | 0.120 AC | 176,344.00 | 6.27199 | 1.0000 | 5 | 1.00 | 0108 | 1.700 | | 1.0000 | 1,880,250 | 225,600 |
| | | | | | Total Card Land Units | 0.12 AC | Parcel Total Land Area | | | | | 0.12 | | | | |
| | | | | | | | | | | | | | | | Total Land Value | 225,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| 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 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 08 | Propane | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 6 | 6 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | 2 | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 09 | Blk/Pour Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 20 | 2 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 | 306,084 |
| Year Built | 1952 |
| Effective Year Built | 1992 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 21 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 79 |
| RCNLD | 241,800 |
| 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 | 1994 | | 79 | | 0.00 | 4,700 |
| BMT | Basement-Unfi | B | 378 | 26.01 | 1994 | | 79 | | 0.00 | 11,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 768 | 768 | 768 | 285.26 | 219,080 |
| BMT | Basement Area | 0 | 378 | 0 | 0.00 | 0 |
| FAT | Attic, Finished | 59 | 390 | 59 | 43.15 | 16,830 |
| TQS | Three Quarter Story | 246 | 378 | 246 | 185.65 | 70,174 |
| Ttl Gross Liv / Lease Area | | 1,073 | 1,914 | 1,073 | | 306,084 |

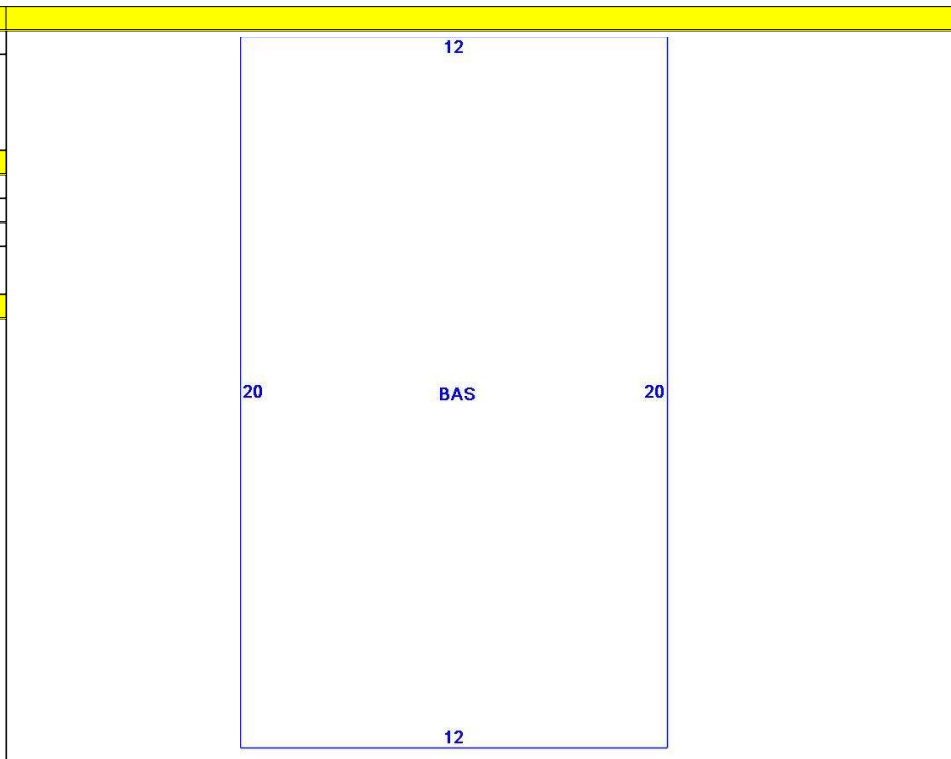


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | | | | | | |
|--|------------|-----------------|-------------|-------------------|---|-------------|------------------------|---|---------------|--------------------|-------|--------------------------------------|--------------------------------|--|-------|--------------------|----------------|------------|------|----------|--|
| MANITSAS, JAMES M & MEGAN C 240 GRANBY ROAD BELCHERTOWN MA 01007 | | 1 | Level | 1 | All Public | 1 | Paved | 9 | Rear Location | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA VISION | | | | | | | |
| | | | | | | | | | | RESIDNTL | 1090 | 289,000 | 289,000 | | | | | | | | |
| | | | | | | | | | | RES LAND | 1090 | 225,600 | 225,600 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | Total | | 514,600 | 514,600 | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 ESTRLY 6 FT LOT 120; LO #DL 2 GIS ID F_989048_2696078 | | | | | Plan Ref. 9/103 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) | | | | | | | | |
| MANITSAS, JAMES M & MEGAN C REISS, BEVERLY B LOMAS MORTGAGE USA INC MARTIN, GERALD C JR SIMMS, BERTHA ESTATE OF | | | | 28838 | 0111 | 05-01-2015 | U | I | 201,000 | | 1 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | |
| | | | | 9655 | 0096 | 05-15-1995 | U | I | 81,500 | | L | 2023 | 1090 | 258,100 | 2022 | 1090 | 210,300 | 2021 | 1090 | 182,700 | |
| | | | | 9375 | 0209 | 09-15-1994 | U | I | 89,250 | | L | | 1090 | 223,200 | | 1090 | 143,000 | | 1090 | 151,900 | |
| | | | | 6748 | 0064 | 05-15-1989 | U | I | 3,000 | | B | | | | | | | | | | |
| | | | | 6577 | 0098 | 12-30-1988 | U | | 0 | | | | | | | | | | | | |
| Total | | | | | | | | | | | | 481,300 | Total | 353,300 | Total | 334,600 | | | | | |
| 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 | | Appraised Bldg. Value (Card) 273,300 | | | | | | | | | |
| 0108 | | | | | | | | | | HYAN | | Appraised Xf (B) Value (Bldg) 15,700 | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 0 | | | | | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) 225,600 | | | | | | | | | |
| | | | | | | | | | | | | Special Land Value 0 | | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 514,600 | | | | | | | | | |
| | | | | | | | | | | | | Valuation Method C | | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 514,600 | | | | | | | | | |
| 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 | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | |
| 2 | 1090 | Multi Hses M-01 | RB | 4 | 0 SF | 0.00 | 1.00000 | 1.0000 | 5 | 1.00 | 0108 | 1.700 | | | | 0.0000 | 0 | 0 | | | |
| Total Card Land Units | | | | | 0.00 | SF | Parcel Total Land Area | | | | | 0.12 | Total Land Value | | | | | 0 | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 36 | Cottage | | | |
| Model | 01 | Residential | | | |
| Grade: | D- | Below 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 | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 01 | 1 Bedroom | | | |
| Full Baths | 1 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 1 | 1 Room | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 09 | Blk/Pour Ftgs | | | |
| 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 | 49,216 |
| Year Built | 1955 |
| Effective Year Built | 1973 |
| Depreciation Code | P |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 36 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 64 |
| RCNLD | 31,500 |
| 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| | | | | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 240 | 240 | 240 | 205.07 | 49,216 |
| Ttl Gross Liv / Lease Area | | 240 | 240 | 240 | | 49,216 |

