

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PENTA, CHRISTOPHER & HOLZMAN, 269 SOUTH MAIN STREET ANDOVER MA 01810	1 Level	2 Public Water				Description	Code	Assessed	Assessed
		4 Gas		1 Paved		RESIDENTL	1010	527,500	527,500
		6 Septic				RES LAND	1010	285,800	285,800
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 110 #DL 2 GIS ID F_952148_2694851			Plan Ref. 292/25-27 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 813,300 813,300			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)				
PENTA, CHRISTOPHER & HOLZMAN, EIL	31901 0301	03-22-2019	U	I	452,500	1	Year	Code	Assessed	Year	Code	Assessed
CAPE COD 5 CENTS SAVINGS BANK TR	24509 0021	04-26-2010	U	I	1	1F	2023	1010	441,700	2022	1010	371,000
LACAVA, ANDREA H	17185 0013	07-01-2003	U	I	0	1		1010	282,700		1010	181,100
LACAVA, GREGORY & ANDREA H	3547 0093	08-15-1982	Q	I	139,000	U	Total		724,400	Total		552,100
								Total		Total		545,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	482,600
Appraised Xf (B) Value (Bldg)	43,500
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	285,800
Special Land Value	0
Total Appraised Parcel Value	813,300
Valuation Method	C
Total Appraised Parcel Value	813,300

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
19-1487	05-02-2019	835	Sid/Wind/Roof/	40,000	06-30-2019	100	06-30-2019	siding, windows doors and roof	06-08-2020	WD			FR	Field Review
B24690	12-01-1982	AD	Addition	0	01-15-1984	100	12-31-1984	CO ADD'N	02-20-2020	SAF			20	Sale Review
B18544	07-01-1976	DW	Dwelling	0	01-15-1977	100	12-31-1977	CO 11/2 S	01-09-2020	CK	03		16	In Office Review
									02-05-2018	SR	02		03	Cycl Insp Comp
									02-07-2011	DR	22		22	Change of Address
									09-19-2005	PT	02		01	Meas/Est
									04-15-1999	FS	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	1010	Single Fam M-0	RF	2	0.660 AC	176,344.00	1.44436	1.0000	5	1.00	0108	1.700		1.0000	432,995.0	285,800	
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value					285,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
Roof Structure	07	Gambrel			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA

Parcel Id		C		Ownr	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Building Value New	574,465
Year Built	1976
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	482,600
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	2001		84		0.00	5,000
PAT1	Patio- Average	L	284	5.89	2002		83		0.00	1,400
FOPC	Open Prch-roo	B	28	55.00	2001		84		0.00	1,600
GAR	Attached Gara	B	484	40.00	2001		84		0.00	15,200
BMT	Basement-Unfi	B	962	26.01	2001		84		0.00	21,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,634	1,634	1,634	249.88	408,297
BMT	Basement Area	0	962	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	284	0	0.00	0
TQS	Three Quarter Story	625	962	625	162.34	156,173
UAT	Attic, Unfinished	0	396	40	25.24	9,995
Ttl Gross Liv / Lease Area		2,259	4,750	2,299		574,465

