

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WINIALSKI, GUSTAVE & JODI								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
45 MOCKINGBIRD LANE								RESIDENTL	1010	330,800	330,800	
MARSTONS MIL MA 02648								RES LAND	1010	155,900	155,900	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 284/91						<b>VISION</b>
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q INFO:						Life Estate						
#DL 1 LOT 85						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_942910_2706505								Total		486,700	486,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SANTOS, ADENISE				35578	46	01-05-2023	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WINIALSKI, GUSTAVE & JODI				16214	0278	01-10-2003	U	I	1	1A	2023	1010	399,100	2022	1010	333,100	2021	1010	281,400
FEINSON, MILTON M & EVELYNE L				12604	0198	10-15-1999	Q	I	180,000	00		1010	141,700		1010	105,000		1010	105,000
TINWIN, NORBERT & BRENDA				9228	0218	06-08-1994	Q	I	99,500	U								1010	4,400
KOWALSKI, EDWARD & BONNIE				2882	0317	03-09-1979	U		0										
Total										540,800	Total	438,100	Total	390,800					

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										296,100	
Appraised Xf (B) Value (Bldg)										33,800	
Appraised Ob (B) Value (Bldg)										900	
Appraised Land Value (Bldg)										155,900	
Special Land Value										0	
Total Appraised Parcel Value										486,700	
Valuation Method										C	
Total Appraised Parcel Value										486,700	

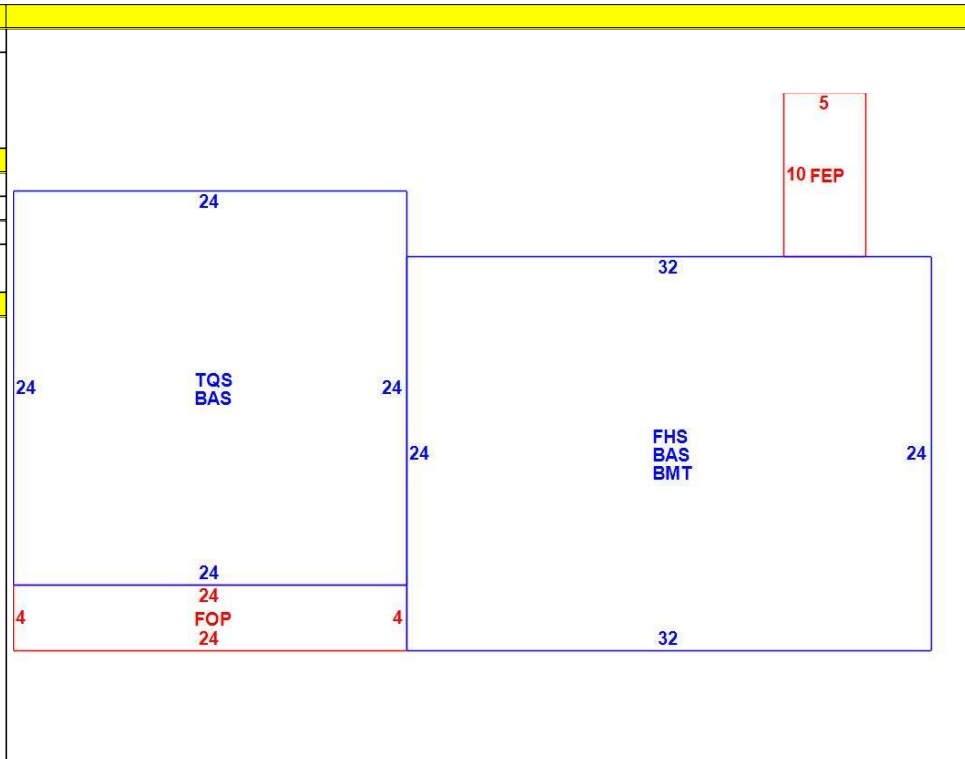
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-35	03-13-2023	880	Alt-Int work-Res	3,500	06-30-2023	100	06-30-2023	Remove 2 structural walls to e	08-01-2023	SR	02		13	CALL BACK
BLDR-23-92	02-09-2023	880	Alt-Int work-Res	95,000	06-30-2023	30		Remodel the 1st floor of the ho	05-20-2020	LS			FR	Field Review
EXPR-23-2	01-11-2023	835	Sid/Wind/Roof/	4,500	06-30-2023	100	06-30-2023	Siding, Windows (15) no head	09-22-2014	SR	02		03	Cycl Insp Comp
31025	05-18-1998	AD	Addition	24,000	06-30-1998	100	06-30-1998	24X24 FAM RM	08-04-2014	JR	03		16	In Office Review
B28280	08-02-1985	DW	Dwelling	45,000	12-15-1985	100	12-15-1985	MM 1.5 ST	02-07-2005	PT	01		00	Meas/Listed-Interior Acces
B28280A	08-01-1985	DW	Dwelling	45,000	12-15-1985	100	12-15-1985	MM 1.5 ST	11-21-2000	JG			03	Cycl Insp Comp
									02-12-1999	DD	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	3	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			155,900	

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					
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	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	493,529
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	60
Percent Good	60
RCNLD	296,100
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
BFA1	Bsmt Fin-Goo	B	650	32.56	2000		60		0.00	12,700
FOP	Open Porch-ro	B	96	55.00	2000		60		0.00	3,200
BMT	Basement-Unfi	B	768	26.01	2000		60		0.00	13,300
SHED	Shed	L	120	18.00	1990		42		0.00	900
FEP	Enclosed porc	B	50	70.00	2000		60		0.00	3,100
FPLG	Gas Fireplace-	B	1	2500.00	2000		60		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	234.79	315,558
BMT	Basement Area	0	768	0	0.00	0
FEP	Enclosed Porch	0	50	0	0.00	0
FHS	Half Story	384	768	384	117.40	90,159
FOP	Open Porch	0	96	0	0.00	0
TQS	Three Quarter Story	374	576	374	152.45	87,811
Ttl Gross Liv / Lease Area		2,102	3,602	2,102		493,528

