

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
SPINNEY, JOHN N JR & ERIN S		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			6 Septic			RESIDENTL	1010	1,906,100	1,906,100	
196 W BROOKLINE STREET UNIT #2		SUPPLEMENTAL DATA				RES LAND	1010	1,300,100	1,300,100	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 14 #DL 2		Plan Ref. Land Ct# 41663-C #SR Life Estate PP STATU		Total		3,206,200	3,206,200	
BOSTON	MA	02118	GIS ID F_955902_2689532		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SPINNEY, JOHN N JR & ERIN S		C228063	0	10-29-2021	U	I	4,500,000	1	Year	Code	Assessed	Year	Code	Assessed
REYNOLDS, MADELYN L & JAMES F TR		C193424	0	01-18-2011	U	I	1	1A	2023	1010	654,400	2022	1010	1,172,200
REYNOLDS, MADELYN L		C149643	0	08-06-1998	Q	I	1,399,000	00		1010	1,197,500		1010	1,018,800
DACEY, BRIAN T TR		C147211	0	01-15-1998	U	V	565,000	1					1010	12,800
BAKER, JON TR		C141925	0	09-05-1996	U	V	1	1B	Total		1,851,900	Total		2,191,000
		Total								Total				2,093,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

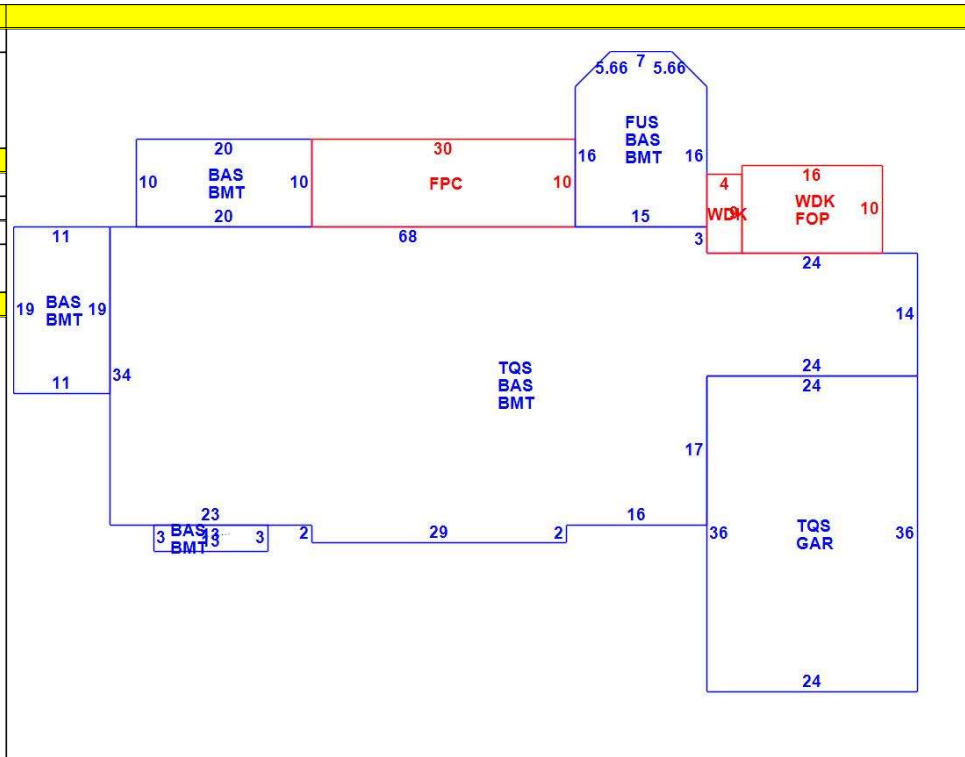
ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0115				OSTVIL				
NOTES				Appraised Bldg. Value (Card)	1,553,800			
				Appraised Xf (B) Value (Bldg)	112,400			
				Appraised Ob (B) Value (Bldg)	239,900			
				Appraised Land Value (Bldg)	1,300,100			
				Special Land Value	0			
				Total Appraised Parcel Value	3,206,200			
				Valuation Method	C			
				Total Appraised Parcel Value	3,206,200			

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
SM-22-98	10-07-2022	834	Sheet Metal	134,436	06-30-2023	100	06-30-2023	8 - zones, 4 ecoer Heat pumps	05-16-2023	SR	01		02	Bldg Permit Completed
BLDR-22-54	05-11-2022	830	Pool - Inground	130,000	05-16-2023	100	06-30-2023	construction of 18X38 ingroun	07-11-2022	SR	01		13	CALL BACK
BLDR-22-40	04-15-2022	882	Detached Acce	247,000	05-16-2023	100	06-30-2023	Pool House	12-30-2021	BM	03		16	In Office Review
BLDR-22-33	04-06-2022	804	Addn Alt-Res	674,400	05-16-2023	100	06-30-2023	Alteration / Addition / Renovati	06-05-2020	WD			FR	Field Review
18-3574	10-31-2018	822	Insulation	10,382	06-30-2019	100	06-30-2019	Insulation, Air Sealing & Door	05-18-2018	KM	01		03	Cycl Insp Comp
26836	11-05-1997	DW	Dwelling	311,300	07-29-1999	100	01-01-1999		05-19-2015	JR	03		03	Cycl Insp Comp
									05-10-2012	TP	03		16	In Office Review

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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0115	6.400		1.0000	1,128,601	1,128,600
1	1010	Single Fam M-0	RF-1	3	1.880	AC 14,250.00	1.00000	1.0000	0	1.00	0115	6.400		1.0000	91,200	171,500
Total Card Land Units					2.88	AC	Parcel Total Land Area					2.88	Total Land Value			1,300,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	2				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	42	4 Full-2 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		
COST / MARKET VALUATION			
Building Value New		1,745,897	
Year Built		1998	
Effective Year Built		2005	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		11	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		89	
RCNLD		1,553,800	
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	2007		89		0.00	5,300
FOP	Open Porch-ro	B	36	55.00	2007		89		0.00	2,400
GAR	Attached Gara	B	864	40.00	2007		89		0.00	24,600
BMT	Basement-Unfi	B	3,438	26.01	2007		89		0.00	63,100
FOPC	Open Prch-roo	B	300	55.00	2007		89		0.00	10,200
FOP	Open Porch-ro	B	160	55.00	2007		89		0.00	6,800
WDC	Wood Decking	L	196	20.00	2023		100		0.00	4,700
SPL3	Pool Gunite	L	792	75.00	2023		100	B+	1.40	83,400
SPC1	Pool Cover-Au	L	792	17.53	2023		100		0.00	13,900
SPH2	Pool Heater 50	L	1	3081.00	2023		100		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,438	3,438	3,438	288.73	992,639
BMT	Basement Area	0	3,438	0	0.00	0
FOP	Open Porch	0	160	0	0.00	0
FPC	Open Porch Conc. Floor	0	300	0	0.00	0
FUS	Upper Story	284	284	284	288.73	81,998
GAR	Attached Garage	0	864	0	0.00	0
TQS	Three Quarter Story	2,321	3,570	2,321	187.71	670,132
WDC	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		6,043	12,250	6,043		1,744,769



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Grade:	B+	Custom Plus									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	11	Clapboard				CONDO DATA					
Exterior Wall 2	14	Wood Shingle				Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2	14	Carpet				Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	42	4 Full-2 Half				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	
PATF	Flagstone Pav	L	1,071	30.00	2023		100		0.00	28,700	
FPIT	Fire Pit	L	1	3010.00	2023		100	B+	1.40	4,200	
PHS3	Pool Hs/Good,	L	288	180.00	2023		100	B+	1.40	72,600	
GEN1	Large Generat	L	1	29300.00	2023		100		0.00	29,300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											