

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
HANEY, ANDREA C & BRIAN M 61 ARLINGTON STREET WINCHESTER MA 01890		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	677,100 1,252,000	677,100 1,252,000			
			4 Gas															
SUPPLEMENTAL DATA						Total		1,929,100	1,929,100									
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct# 2664-104												
BID Parcel		ResExpt Q		#SR														
#DL 1 LOT 203		#DL 2		Life Estate														
GIS ID F_958484_2685794		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HANEY, ANDREA C & BRIAN M		C209370	0	04-29-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HANEY, ANDREA C		C209369	0	04-29-2016	U	I	612,500	1A	2023	1010	575,900	2022	1010	474,300	2021	1010	417,600	
MAYOTTE, MAUREEN C TR & HANEY, A		D129255	0	04-20-2016	U	I	0	1A		1010	1,010,000		1010	890,600		1010	890,600	
FITZPATRICK, DORIS C		#D12363	0	12-03-2013	U	I	1	1F								1010	11,500	
FITZPATRICK, DORIS C		#D12324	0	10-07-2013	U	I	100	1F										
Total									Total		1,585,900	Total		1,364,900	Total		1,319,700	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total		0.00																
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)			625,100					
0116							OSTVIL			Appraised Xf (B) Value (Bldg)			40,500					
										Appraised Ob (B) Value (Bldg)			11,500					
										Appraised Land Value (Bldg)			1,252,000					
										Special Land Value			0					
										Total Appraised Parcel Value			1,929,100					
										Valuation Method			C					
										Total Appraised Parcel Value			1,929,100					
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			
B24152	06-01-1982	DW	Dwelling	0	01-15-1983	100	12-31-1983	WB 2 STOR		05-28-2020	WD			FR	Field Review			
										02-24-2020	CK	22		22	Change of Address			
										08-30-2016	NF	03		16	In Office Review			
										08-30-2016	KM	02		03	Cycl Insp Comp			
										02-03-2016	LH	03		16	In Office Review			
										07-28-2014	LH	03		16	In Office Review			
										07-17-2013	LH	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	0116	7.100			1.0000	1,252,042	1,252,000
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			1,252,000		

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	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
Building Value New		753,190			
Year Built		1982			
Effective Year Built		1997			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		17			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		83			
RCNLD		625,100			
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
WDC	Wood Decking	L	432	20.00	1998		58		0.00	4,800
PAT2	Patio-Good	L	168	9.94	1998		79		0.00	1,500
GAR	Attached Gara	B	528	40.00	1999		83		0.00	16,000
BMT	Basement-Unfi	B	1,176	26.01	1999		83		0.00	24,500
WDC	Wood Decking	L	196	20.00	1996		54		0.00	2,500
PAT2	Patio-Good	L	361	9.94	1996		77		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	240.48	386,695
BMT	Basement Area	0	1,176	0	0.00	0
FHS	Half Story	264	528	264	120.24	63,487
FUS	Upper Story	1,260	1,260	1,260	240.48	303,007
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	529	0	0.00	0
WDK	Wood Deck	0	628	0	0.00	0
Ttl Gross Liv / Lease Area		3,132	6,257	3,132		753,189

