

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CANNISTRARO, JOHN C JR & THER								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
458 SHAWMUT AVE								RESIDNTL	1090	2,536,100	2,536,100		
BOSTON MA 02118								RES LAND	1090	1,174,900	1,174,900		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 2663-1 & 2664-12							
ResExpt Q						Life Estate							
#DL 1 LOT 264						PP STATU A:Active							
#DL 2						Assoc Pid#							
GIS ID F_960581_2685861						Total						3,711,000	3,711,000

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CANNISTRARO, JOHN C JR & THERESA				C165709	0	06-25-2002	Q	I	1,075,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
TOCCI, RICHARD M & ANNA				C164863	0	04-11-2002	U	V	800,000	1	2023	1090	2,207,400	2022	1090	1,821,700	2021	1090	1,659,100
ARCHIBALD, WILLIAM & THOMAS				C58945	0	06-15-1973	U		0			1090	1,070,700		1090	585,100		1090	566,600
											Total	3,278,100	Total	2,406,800	Total	2,248,700			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			OSTVIL

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										2,372,100	
Appraised Xf (B) Value (Bldg)										131,800	
Appraised Ob (B) Value (Bldg)										32,200	
Appraised Land Value (Bldg)										1,174,900	
Special Land Value										0	
Total Appraised Parcel Value										3,711,000	
Valuation Method										C	
Total Appraised Parcel Value										3,711,000	

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
201100706	10-14-2011	OT	Other	15,000	01-24-2012	100	06-30-2012	FIN ATTIC TO PLYRM-42% O	05-28-2020	WD			FR	Field Review
200707111	11-07-2007	DW	Dwelling	950,000	01-24-2012	100	06-30-2012	2 OF 2	12-07-2017	MD	22		22	Change of Address
81418	12-22-2004	DW	Dwelling	200,000	02-17-2006	100	01-01-2006		07-20-2016	TG	03		22	Change of Address
									05-12-2016	JR	03		16	In Office Review
									12-13-2012	TP	03		16	In Office Review
									10-03-2012	TR	03		16	In Office Review
									03-28-2012	RB	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	1090	Multi Hses M-01	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0114	6.500		1.0000	1,146,236	1,146,200
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.31	Total Land Value			1,146,200	

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Alt Prcl ID				Plan Ref.									
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BID Parcel				#SR									
ResExpt Q				Life Estate									
#DL 1 LOT 264				PP STATU A:Active									
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																	1090	23,000	
											Total		3,278,100	Total		2,406,800	Total		2,248,700

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			Total	0.00																

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Nbhd	Nbhd Name	B	Tracing	Batch								
0114				OSTVIL								
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				Special Land Value								0
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				Valuation Method								C
				Total Appraised Parcel Value								3,711,000

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
										10-12-2021	SR	01		03	Cycl Insp Comp

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	RF-1	3	0.310 AC	14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0000	92,625	28,700	
Total Card Land Units					0.31	AC	Parcel Total Land Area					1.31	Total Land Value				28,700

