

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
EEL RIVER ROAD FAMILY LLC 24 ROTHERWOOD ROAD NEWTON MA 02459		1 Level	6 Septic	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed		
			4 Gas		9 Rear Location	RESIDNTL	1010	829,400	829,400		
			2 Public Water			RES LAND	1010	2,204,300	2,204,300		
SUPPLEMENTAL DATA						Total				3,033,700	3,033,700
Alt Prcl ID		Split Zonin RC;RF-1			Plan Ref.	Land Ct# 8375-B					
BID Parcel		ResExpt Q			#SR						
#DL 1 LOT 1		#DL 2			Life Estate	PP STATU					
GIS ID F_959125_2689577		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
EEL RIVER ROAD FAMILY LLC	C209507	0	05-13-2016	U	I	100	1F	2023	1010	737,600	2022	1010	628,700	2021	1010	463,800
CANZANO, ROBERT A & JOAN M TRS	C132162	0	12-01-1993	U	I	1	A		1010	1,763,400		1010	2,018,800		1010	1,662,500
CANZANO, ROBERT A & JOAN	C132161	0	12-01-1993	U	I	1	A								1010	80,400
CANZANO, ROBERT A & JOAN	C106532	0	05-22-1986	U	I	1	A	Total		2,501,000	Total		2,647,500	Total		2,206,700

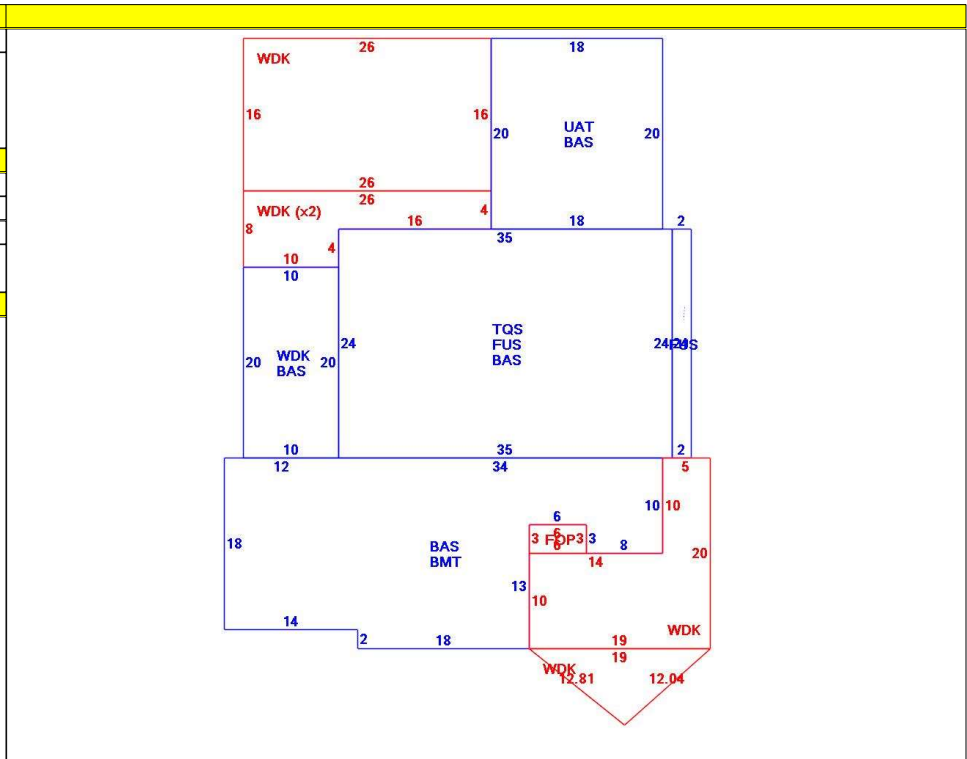
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0120				OSTVIL	Appraised Bldg. Value (Card)			725,700
					Appraised Xf (B) Value (Bldg)			23,300
					Appraised Ob (B) Value (Bldg)			80,400
					Appraised Land Value (Bldg)			2,204,300
					Special Land Value			0
					Total Appraised Parcel Value			3,033,700
					Valuation Method			C
					Total Appraised Parcel Value			3,033,700

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-2712	08-22-2019	822	Insulation	3,829		100		Insulate crawlspace and knee	05-29-2020	WD			FR	Field Review	
21138	02-13-1997	AD	Addition	10,000	09-01-1998	100	01-01-1998	10 x 20	11-18-2016	KM	02		03	Cycl Insp Comp	
B36429	01-01-1994	RE	Remodel	2,000	01-15-1995	100			05-11-2015	JR	03		03	Cycl Insp Comp	
B25828	11-01-1983	WD	Wood Deck	0	01-15-1985	100			10-18-2006	PT	02		14	Cyclical Inspection	
B22636	11-01-1980	DW	Dwelling	0	01-15-1982	100									

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	SPLI	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0120	12.500		1.0000	2,204,300	2,204,300
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			2,204,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.75	2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
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	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		885,013
			Year Built		1980
			Effective Year Built		1996
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		18
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		82
			RCNLD		725,700
			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
FPLG	Gas Fireplace-	B	2	2500.00	1998		82		0.00	4,100
DKHD	Dock-Heavy	L	1	205000.0	1984		30		0.00	61,500
WDC	Wood Decking	L	660	20.00	1998		58		0.00	7,000
FOP	Open Porch-ro	B	18	55.00	1998		82		0.00	1,400
BMT	Basement-Unfi	B	734	26.01	1998		82		0.00	17,800
SHED	Shed	L	96	18.00	2016		94		0.00	1,600
WDC	Wood Deck w/	L	660	18.00	2016		94		0.00	10,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,134	2,134	2,134	245.56	524,034
BMT	Basement Area	0	734	0	0.00	0
FOP	Open Porch	0	18	0	0.00	0
FUS	Upper Story	888	888	888	245.56	218,061
TQS	Three Quarter Story	546	840	546	159.62	134,078
UAT	Attic, Unfinished	0	360	36	24.56	8,840
WDK	Wood Deck	0	1,220	0	0.00	0
Ttl Gross Liv / Lease Area		3,568	6,194	3,604		885,013

