

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CAPPELLUCCI, DAVID F TR DAVID F CAPPELLUCCI REV TRUST 227 CONCORD ROAD		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				4	Gas			1	Marginal View				
WAYLAND MA 01778				2	Public Water					RES LAND	1010	2,192,000	2,192,000
		SUPPLEMENTAL DATA Alt Prcl ID Split Zonin RC;RF-1 BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_959173_2689415 Plan Ref. 70/19 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#											
Total											3,637,100	3,637,100	

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CAPPELLUCCI, DAVID F TR		34394	249	08-18-2021		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPPALLUCCI, DAVID		34055	143	04-28-2021		U	I			2,050,000	1V	2023	1010	474,700	2022	1010	394,100	2021	1010	322,000
BANKS, TRACY J TR		28656	0074	01-30-2015		U	I			800,000	1J		1010	1,753,600		1010	2,007,500		1010	1,653,200
MULLIN, BARBARA C & BANKS, TRACY J		28656	0066	01-30-2015		U	I			800,000	1J								1010	5,700
MULLIN, BARBARA C		12652	0236	11-08-1999		U	I			0	1	Total		2,228,300	Total		2,401,600	Total		1,980,900

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0120				OSTVIL	Appraised Bldg. Value (Card)	1,398,800	
					Appraised Xf (B) Value (Bldg)	35,000	
					Appraised Ob (B) Value (Bldg)	11,300	
					Appraised Land Value (Bldg)	2,192,000	
					Special Land Value	0	
					Total Appraised Parcel Value	3,637,100	
					Valuation Method	C	
					Total Appraised Parcel Value	3,637,100	

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
BLDR-22-95	09-27-2022	824	New Cons1-2fa	1,600,000	06-14-2023	80		Demolish existing Structure an		06-14-2023	SR	01	6	13	CALL BACK
BLDR-22-97	09-21-2022	810	Demolition	50,000	06-14-2023	100	06-30-2023	Demolish existing 6 bedroom							
B16720	11-01-1973	DE	Demolish	0	01-15-1974	100	01-15-1975	OS GAR							

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	0.940	AC	176,344.00	1.05790	1.0000	5	1.00	0120	12.500	BEACH RIGHTS	1.0000	2,331,937	2,192,000
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value				2,192,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	51	5 Full-1 Half			

CONDO DATA					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION			
Building Value New			1,748,466
Year Built			2022
Effective Year Built			2019
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %		0	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition		UC	
Condition %		80	
Percent Good		80	
RCNLD		1,398,800	
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
GAR	Attached Gara	B	624	40.00			80		0.00	17,300
FPLG	Gas Fireplace	B	1	2500.00			80		0.00	2,000
FPL3	Fireplace 2 sto	B	1	7000.00			80		0.00	5,600
FOP	Open Porch-ro	B	321	55.00			80		0.00	10,100
WDC	Wood Decking	L	614	20.00	2022		100		0.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,959	1,959	1,959	383.69	751,645
FOP	Open Porch	0	321	0	0.00	0
FUS	Upper Story	2,598	2,598	2,598	383.69	996,821
GAR	Attached Garage	0	624	0	0.00	0
WDC	Wood Deck	0	614	0	0.00	0
Ttl Gross Liv / Lease Area		4,557	6,116	4,557		1,748,466

