

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
SHEA, RICHARD W & JANE E 41 LAWNSDALE ROAD MILTON MA 02186		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	621,800	621,800	
			2 Public Water			RES LAND	1010	850,000	850,000	
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 205/59						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 14				PP STATU A:Active						
#DL 2										
GIS ID F_959620_2692351				Assoc Pid#						
							Total	1,471,800	1,471,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHEA, RICHARD W & JANE E		31370 0105	06-28-2018	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OSPREY ASSET MGT LLC		26974 0182	12-21-2012	U	I	397,500	1	2023	1010	549,000	2022	1010	457,400	2021	1010	381,600
CAVICCHI, MARY P & WILBUR J		15214 0159	05-31-2002	U	I	1	1A		1010	702,500		1010	457,900		1010	416,300
PINO, MARY D		1480 1143	08-07-1970	U		0									1010	6,800
							Total	1,251,500	Total	915,300	Total	804,700				

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				OSTVIL

NOTES			

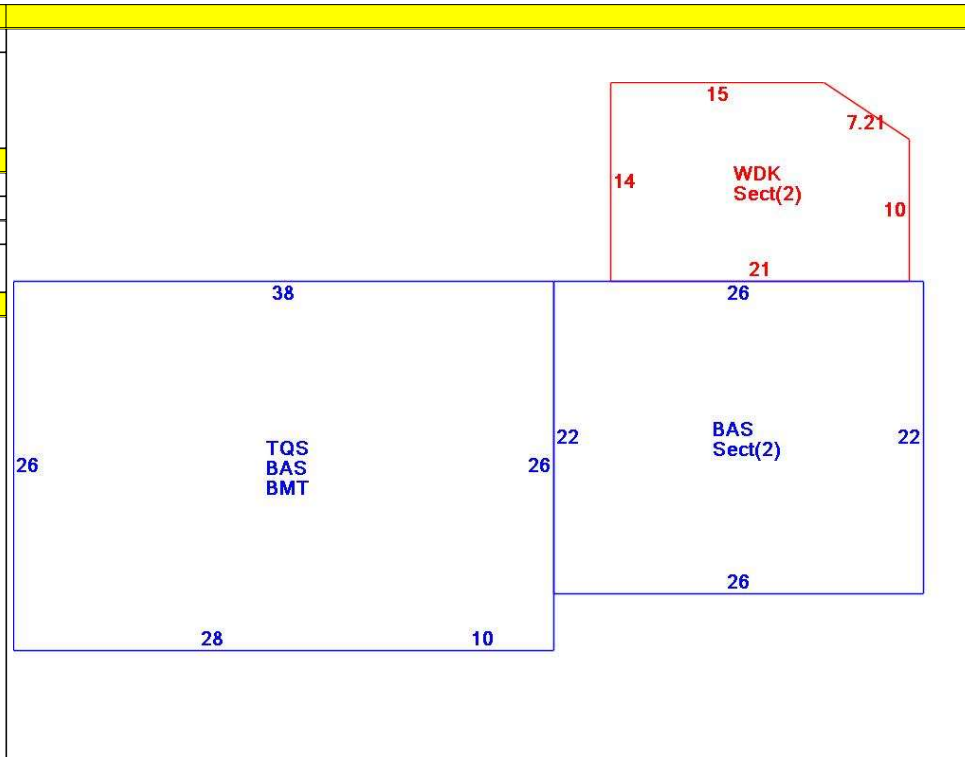
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201305021	07-29-2013	WD	Wood Deck	5,000	06-30-2014	100	06-30-2014	DECK 14X23	05-29-2020	WD			FR	Field Review
201301337	04-02-2013	AD	Addition	60,000	06-26-2013	100	06-30-2013	DEMO BRZZWY/GAR-REPLC	08-28-2014	JR	03		16	In Office Review
71128	08-29-2003	RA	Remodel-Additi	107,800	03-03-2004	100	01-01-2004	REPAIR WTR DAMG	08-19-2013	RB	03		02	Bldg Permit Completed
67788	03-31-2003	RE	Remodel	100	08-28-2003	100	01-01-2004	TEMP TRAILER PERMIT	06-28-2013	RB	03		13	CALL BACK
									06-24-2013	JR	03		20	Sale Review
									11-07-2006	PT	02		14	Cyclical Inspection
									09-15-2003	PT	02		01	Meas/Est

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	RC	3	0.420 AC	176,344.00	2.08655	1.0000	5	1.00	0112	5.500		1.0000	2,023,723	850,000	
					Total Card Land Units	0.42 AC	Parcel Total Land Area					0.42				Total Land Value	850,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 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	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	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	0 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	582,878
Year Built	1970
Effective Year Built	2020
Depreciation Code	E
Remodel Rating	03
Year Remodeled	2013
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	575,800
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	2020		100		0.00	6,000
BFA	Bsmt Fin-Avg	B	400	17.36	2020		100		0.00	6,900
BMT	Basement-Unfi	B	988	26.01	2020		100		0.00	26,300
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	271.11	267,853
BMT	Basement Area	0	988	0	0.00	0
TQS	Three Quarter Story	642	988	642	176.16	174,050
Ttl Gross Liv / Lease Area		1,630	2,964	1,630		441,903



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SHEA, RICHARD W & JANE E 41 LAWNDAL ROAD MILTON MA 02186		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	621,800	621,800
				2	Public Water					RES LAND	1010	850,000	850,000
SUPPLEMENTAL DATA										Total		1,471,800	1,471,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_959620_2692351				Plan Ref. 205/59 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#									

801
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VISION

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OSPREY ASSET MGT LLC		26974	0182	12-21-2012		U	I			397,500	1	2023	1010	549,000	2022	1010	457,400	2021	1010	381,600
CAVICCHI, MARY P & WILBUR J		15214	0159	05-31-2002		U	I			1	1A		1010	702,500		1010	457,900		1010	416,300
PINO, MARY D		1480	1143	08-07-1970		U				0										
Total												1,251,500	Total	915,300	Total	804,700				

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

ASSESSING NEIGHBORHOOD				NOTES				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name		B	Tracing		Batch					
0110						OSTVIL					
								Appraised Bldg. Value (Card)	575,800		
								Appraised Xf (B) Value (Bldg)	39,200		
								Appraised Ob (B) Value (Bldg)	6,800		
								Appraised Land Value (Bldg)	850,000		
								Special Land Value	0		
								Total Appraised Parcel Value	1,471,800		
								Valuation Method	C		
								Total Appraised Parcel Value	1,471,800		

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Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	1				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	00	0 Full-0 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		582,878
Year Built		2013
Effective Year Built		2012
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		575,800
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
WDC	Wood Decking	L	282	20.00	2013		88		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	572	572	572	246.46	140,975
WDC	Wood Deck	0	282	0	0.00	0
Ttl Gross Liv / Lease Area		572	854	572		140,975

