

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SINUC, JOHN R TR LINDA M SINUC IRREVOCABLE TRU 84 QUEEN ANNE DRIVE SLINGERLANDS NY 12159		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	627,800	627,800
			6 Septic			RES LAND	1010	230,300	230,300
SUPPLEMENTAL DATA									
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_945729_2685322		Plan Ref. 247/60 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 858,100 858,100			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SINUC, JOHN R TR		32122 0121	06-28-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
SINUC, LINDA M		32122 0120	03-30-2019	U	I	0	1F	2023	1010	519,600	2022	1010	469,300
SINUC, ROBERT A & LINDA M		13270 0191	09-29-2000	Q	I	288,000	00		1010	209,400		1010	144,000
MAZZAFERRO, ALDO J		2223 0296	08-18-1975	U		0						1010	11,200
Total								729,000	Total	613,300	Total	547,400	

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			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	573,500
Appraised Xf (B) Value (Bldg)	43,100
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	230,300
Special Land Value	0
Total Appraised Parcel Value	858,100
Valuation Method	C
Total Appraised Parcel Value	858,100

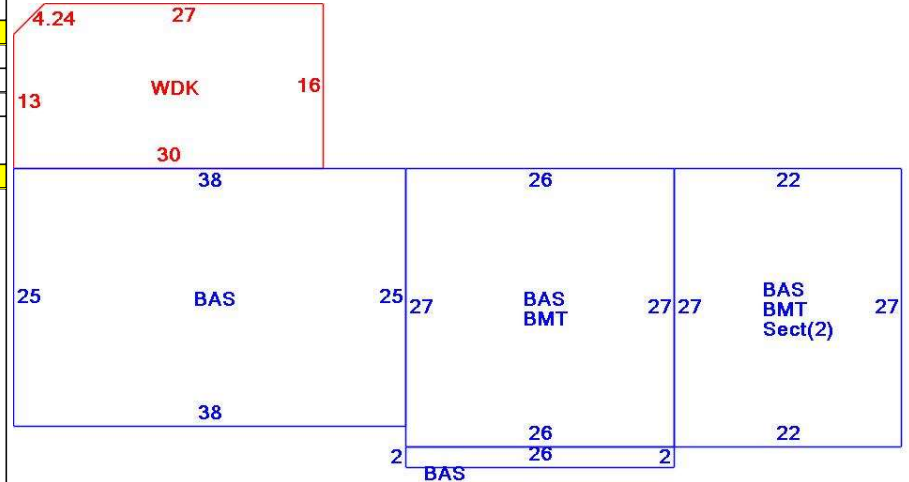
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-1907	07-09-2018	822	Insulation	6,000	06-30-2019	100	06-30-2019	Air sealing and insulation of att	06-10-2020	WD			FR	Field Review
18-656	04-06-2018	804	Addn Alt-Res	150,000	06-18-2019	100	06-30-2019	Addition of 2nd garage and 4th	07-25-2019	SR	02		02	Bldg Permit Completed
									07-25-2018	SR	02		13	CALL BACK
									03-12-2013	RB	03		03	Cycl Insp Comp
									03-18-2005	PT	04		44	Drive by inspection only
									09-06-2002	PT	01		00	Meas/Listed-Interior Acces
									06-18-1999	FS	01		00	Meas/Listed-Interior Acces

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	2	0.590 AC	176,344.00	1.58128	1.0000	5	1.00	0107	1.400		1.0000	390,390.3	230,300
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			230,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	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	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 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	667,267
Year Built	1971
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	573,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		82		0.00	4,100
BGAR	Bsmt Garage	B	1	2326.00	1998		82		0.00	1,900
FPO	Ext FP Openin	B	1	2000.00	1998		82		0.00	1,600
BFA	Bsmt Fin-Avg	B	162	17.36	1998		82		0.00	2,300
WDC	Deck composi	L	476	24.00	1996		54		0.00	5,800
BMT	Basement-Unfi	B	702	26.01	1998		82		0.00	17,300
GEN	Emergency Ge	L	1	5550.00	2018		98		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,704	1,704	1,704	294.68	502,133
BMT	Basement Area	0	702	0	0.00	0
WDK	Wood Deck	0	476	0	0.00	0
Ttl Gross Liv / Lease Area		1,704	2,882	1,704		502,133



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SINUC, JOHN R TR LINDA M SINUC IRREVOCABLE TRU 84 QUEEN ANNE DRIVE SLINGERLANDS NY 12159		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	627,800	627,800
			6 Septic			RES LAND	1010	230,300	230,300
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 247/60						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 1			PP STATU						
#DL 2									
GIS ID F_945729_2685322			Assoc Pid#						
						Total		858,100	858,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SINUC, JOHN R TR	32122	0121	06-28-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed			
SINUC, LINDA M	32122	0120	03-30-2019	U	I	0	1F	2023	1010	519,600	2022	1010	469,300			
SINUC, ROBERT A & LINDA M	13270	0191	09-29-2000	Q	I	288,000	00		1010	209,400		1010	144,000			
MAZZAFERRO, ALDO J	2223	0296	08-18-1975	U		0					2021	1010	390,000			
												1010	146,200			
												1010	11,200			
								Total		729,000	Total		613,300	Total		547,400

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0107				COTUIT

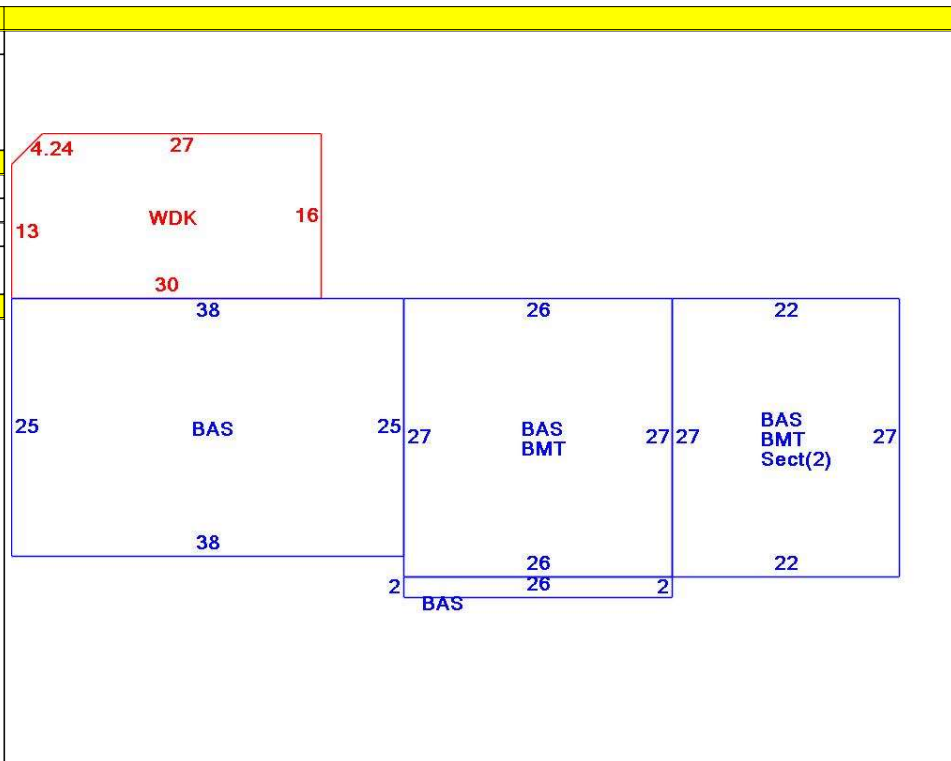
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	573,500
Appraised Xf (B) Value (Bldg)	43,100
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	230,300
Special Land Value	0
Total Appraised Parcel Value	858,100
Valuation Method	C
Total Appraised Parcel Value	858,100

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
18-1907	07-09-2018	822	Insulation	6,000	06-30-2019	100	06-30-2019	Air sealing and insulation of att	06-10-2020	WD			FR	Field Review
18-656	04-06-2018	804	Addn Alt-Res	150,000	06-18-2019	100	06-30-2019	Addition of 2nd garage and 4th	07-25-2019	SR	02		02	Bldg Permit Completed
									07-25-2018	SR	02		13	CALL BACK
									03-12-2013	RB	03		03	Cycl Insp Comp
									03-18-2005	PT	04		44	Drive by inspection only
									09-06-2002	PT	01		00	Meas/Listed-Interior Acces
									06-18-1999	FS	01		00	Meas/Listed-Interior Acces

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	2	0.590	AC	176,344.00	1.58128	1.0000	5	1.00	0107	1.400		1.0000	390,390.3	230,300
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			230,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	02	Split-Level								
Model	01	Residential								
Grade:	C+	Average Plus								
Stories	1	1 Story								
Exterior Wall 1	14	Wood Shingle								
Exterior Wall 2										
CONDO DATA										
Parcel Id			C		Owne 0.0					
RooF Structure	03	Gable/Hip			B S					
RooF Cover	03	Asph/F Gls/Cmp								
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	14	Carpet								
Interior Floor 2	12	Hardwood								
Heat Fuel	03	Gas	Building Value New		667,267					
Heat Type	04	Hot Air	Year Built		2018					
AC Type	01	None	Effective Year Built		2016					
Bedrooms	01	1 Bedroom	Depreciation Code		A					
Full Baths	1		Remodel Rating							
Half Baths	0		Year Remodeled							
Extra Fixtures			Depreciation %		2					
Total Rooms	2		Functional Obsol		0					
Bath Style	02	Average	External Obsol		0					
Kitchen Style	02	Modernized	Trend Factor		1					
Occupancy			Condition							
UsrflD 105			Condition %							
Accessory Apt			Percent Good		98					
Foundation Alt	08	Mixed	RCNLD		573,500					
Rms Prts			Dep % Ovr							
Bath Split	20	2 Full-0 Half	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
BMT	Basement-Unfi	B	374	26.01	2019		98		0.00	13,600
BGAR	Bsmt Garage	B	1	2326.00	2019		98		0.00	2,300



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
BMT	Basement-Unfi	B	374	26.01	2019		98		0.00	13,600
BGAR	Bsmt Garage	B	1	2326.00	2019		98		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	594	594	594	278.00	165,134
BMT	Basement Area	0	594	0	0.00	0
Ttl Gross Liv / Lease Area		594	1,188	594		165,134

