Property Location 205 WIANNO CIRCLE | Map ID 140/ 100/ / / | Bldg Name | State Use 1010
Vision ID 8786 | Account # 75082 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/31/2024 4:14:01 PM

CURRENT OWNER

LUCEY, DANIEL J JR & BUCKLEY, KA

16 CABOT STREET

WINCHESTER MA 01890

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	2664-83-1
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 121	PP STATU	
#DL 2			
GIS ID	F_962840_2689122	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,062,500	1,062,500
RES LAND	1010	819,400	819,400
	Total	1,881,900	1,881,900

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
LUCEY, DANIEL J JR & BUCKLEY, KATHA	C206642	0	06-26-2015	Q	I	925,000	00
OKEEFE, DANIEL H & SARAH E	C191529	0	05-28-2010	Q	I	800,000	00
QUINTILIANI, ROBERTA M TR	C137594	0	06-28-1995	Q	V	90,000	U
FARRELL, DAVID B	C84401	0	01-27-1981	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	936,700	2022	1010	787,100	2021	1010	667,200
	1010	677,200		1010	441,400		1010	401,300
							1010	4,300
	Total	1,613,900		Total	1,228,500		Total	1,072,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	994,300
Appraised Xf (B) Value (Bldg)	63,900
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	819,400
Special Land Value	0
Total Appraised Parcel Value	1,881,900
Valuation Method	C
Total Appraised Parcel Value	1,881,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0112				OSTVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6191	06-01-1995	DW	Dwelling	70,000	01-15-1996	100		OS 1.5 ST

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
02-24-2021	CK	22		22	Change of Address
06-03-2020	WD			FR	Field Review
09-29-2016	KM	02		03	Cycl Insp Comp
05-27-2016	JR	03		20	Sale Review
08-07-2014	JR	03		16	In Office Review
02-28-2012	JR	03		16	In Office Review
12-16-2010	TP	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	1010	Single Fam M-0	RC	3	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0112	5.500		1.0000	3,277,441	819,400

Total Card Land Units 0.25 AC | Parcel Total Land Area 0.25 | Total Land Value 819,400

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	A+	Luxury Plus
Stories	1.75	1 3/4 Stories
Exterior Wall 1	11	Clapboard
Exterior Wall 2	14	Wood Shingle
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	2	
Half Baths	1	
Extra Fixtures		
Total Rooms	8	
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

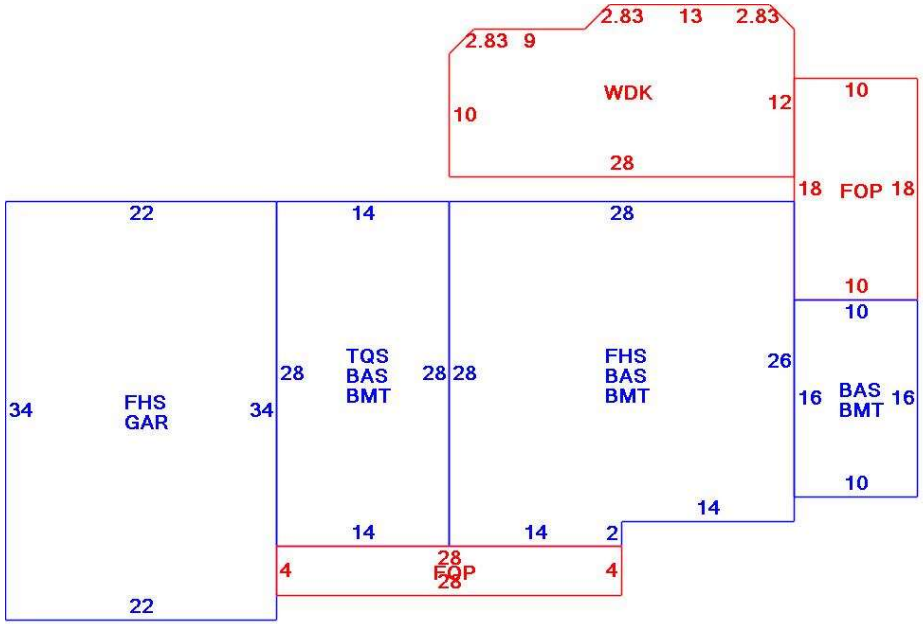
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,129,905
Year Built	1996
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	994,300
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	1	2500.00	2006		88		0.00	2,200
WDC	Wood Deck w/	L	364	18.00	2003		68		0.00	4,300
FOP	Open Porch-ro	B	180	55.00	2006		88		0.00	7,300
GAR	Attached Gara	B	748	40.00	2006		88		0.00	21,800
BMT	Basement-Unfi	B	1,308	26.01	2006		88		0.00	28,200
FOPC	Open Prch-roo	B	112	55.00	2006		88		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,308	1,308	1,308	488.08	638,409
BMT	Basement Area	0	1,308	0	0.00	0
FHS	Half Story	752	1,504	752	244.04	367,036
FOP	Open Porch	0	292	0	0.00	0
GAR	Attached Garage	0	748	0	0.00	0
TQS	Three Quarter Story	255	392	255	317.50	124,460
WDK	Wood Deck	0	364	0	0.00	0
	Ttl Gross Liv / Lease Area	2,315	5,916	2,315		1,129,905