

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PATRICK, PAMELA H & ANDREW TRS 260 WIANNO AVENUE REALTY TRUS 12 SHATTUCK STREET NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	687,200	687,200		
			6 Septic			RES LAND	1010	1,511,700	1,511,700		
SUPPLEMENTAL DATA						Total				2,198,900	2,198,900
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 15967-D							
#DL 1 LOT 14		#DL 2		#SR							
GIS ID F_963078_2689977		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PATRICK, PAMELA H & ANDREW TRS		C221498	0	12-27-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
PATRICK, PAMELA H		C132482	0	12-15-1993	Q	I	205,000	U	2023	1010	583,200	2022	1010	479,300
DESMARAIS, CHARLES R & MARY J		C39250	0	12-30-1966	U		0			1010	1,190,100	2021	1010	892,100
									Total		1,773,300	Total		1,371,400
									Total			Total		1,351,100

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

ASSESSING NEIGHBORHOOD				NOTES	
Nbhd	Nbhd Name	B	Tracing	Batch	
0117				OSTVIL	

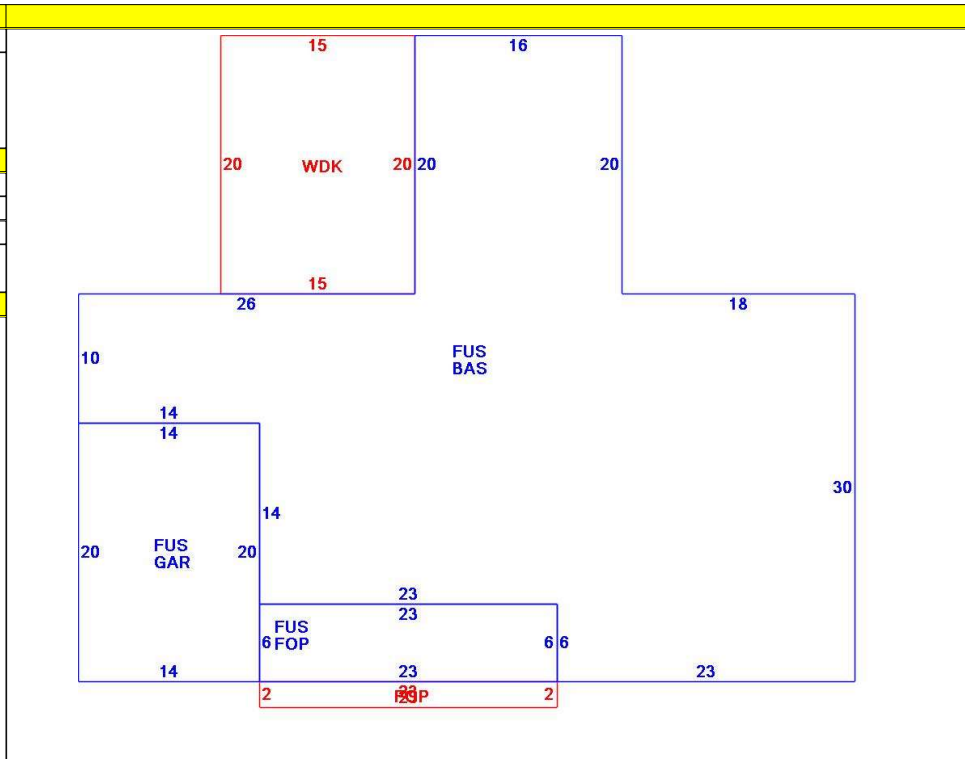
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201409046	12-29-2014	NW	New Windows	5,000	06-30-2015	100	06-30-2016	REPLACEMENT WINDOWS (06-02-2020	WD			FR	Field Review
43089	12-15-1999	AD	Addition	150,000	01-31-2001	100	01-01-2001		12-13-2016	KM	02		03	Cycl Insp Comp
									03-25-2008	NF	03		15	Abatement Review
									04-12-2007	PT	02		14	Cyclical Inspection
									08-20-2003	PT	02		01	Meas/Est
									04-23-2001	PT	01		00	Meas/Listed-Interior Acces
									01-31-2001	MF	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	RC	3	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0117	9.700		1.0000	3,286,382	1,511,700
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			1,511,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	880,444
Year Built	1956
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	642,700
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
FPL1	Fireplace 1 sto	B	2	5000.00	1986		73		0.00	7,300
FPO	Ext FP Openin	B	1	2000.00	1986		73		0.00	1,500
WDC	Wood Decking	L	300	20.00	1992		46		0.00	2,800
FOP	Open Porch-ro	B	184	55.00	1986		73		0.00	6,200
GAR	Attached Gara	B	280	40.00	1986		73		0.00	9,300
BMT	Basement-Unfi	B	854	26.01	1986		73		0.00	17,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,702	1,702	1,702	230.36	392,076
FOP	Open Porch	0	184	0	0.00	0
FUS	Upper Story	2,120	2,120	2,120	230.36	488,367
GAR	Attached Garage	0	280	0	0.00	0
WDK	Wood Deck	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		3,822	4,586	3,822		880,443

