

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEANEY, JOYCE E&FARINELLA, VIC 5 HADRADA LANE REALTY TRUST 2 LEA SANDS DRIVE		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 315,300 153,200	Assessed 315,300 153,200
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
SHARON MA 02067		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 31 #DL 2 GIS ID F_963895_2705925		Plan Ref. 281/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 468,500 468,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KEANEY, JOYCE E&FARINELLA, VICTOR		28671 0116	02-09-2015	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed			
FARINELLA, VICTORIA E & KEANEY, JOY		13376 0220	11-20-2000	U	I	0	1A	2023	1010	277,100	2022	1010	241,600			
ATKINSON, BERNARD & FARINELLA, VI		8259 0316	10-15-1992	U	I	1	A		1010	139,300		1010	103,200			
ATKINSON, BERNARD & FARINELLA, VI		7526 0236	05-15-1991	U	I	1	A					1010	3,800			
ATKINSON, BERNARD		7524 0229	05-15-1991	U	I	1	A	Total		416,400	Total		344,800	Total		302,600

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			
0105				CENVIL			
NOTES							
				Appraised Bldg. Value (Card) 261,500			
				Appraised Xf (B) Value (Bldg) 50,000			
				Appraised Ob (B) Value (Bldg) 3,800			
				Appraised Land Value (Bldg) 153,200			
				Special Land Value 0			
				Total Appraised Parcel Value 468,500			
				Valuation Method C			
				Total Appraised Parcel Value 468,500			

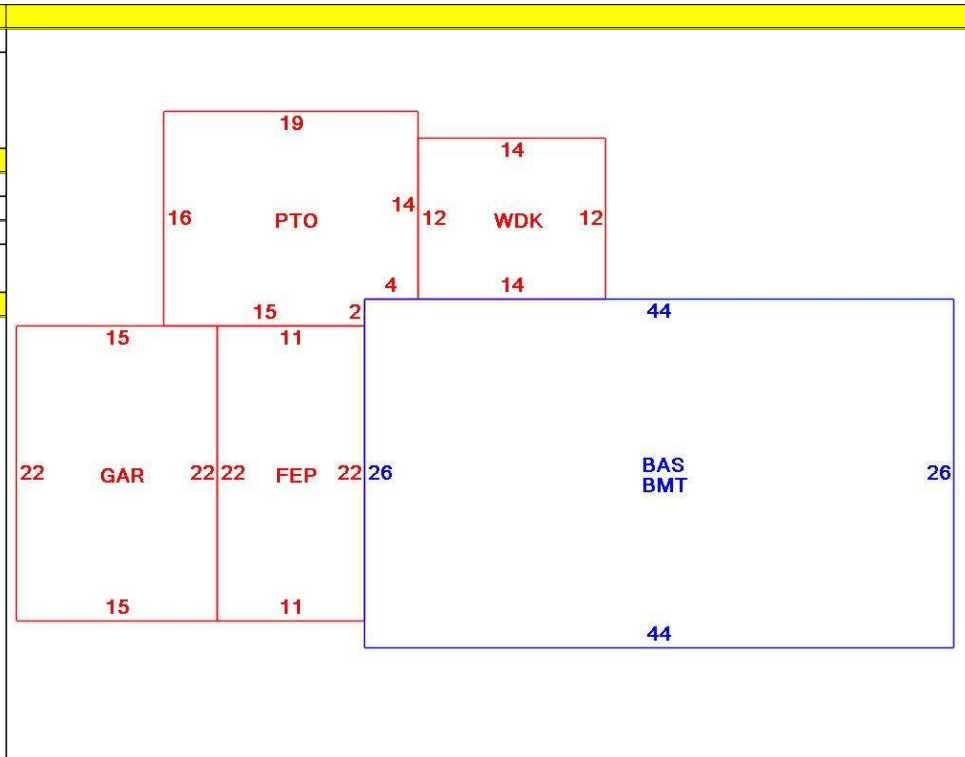
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
32494	08-03-1998	WD	Wood Deck	850		100			04-30-2020	LS			FR	Field Review
									08-12-2019	CK	22		22	Change of Address
									12-11-2017	KM	02		03	Cycl Insp Comp
									07-26-2007	PT	02		14	Cyclical Inspection
									10-30-1997	LK	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	0.380 AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					153,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	326,932
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	261,500
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	1995		80		0.00	4,000
WDC	Wood Decking	L	168	20.00	1997		56		0.00	2,400
PAT1	Patio- Average	L	296	5.89	1997		78		0.00	1,400
FEP	Enclosed porc	B	242	70.00	1995		80		0.00	11,400
GAR	Attached Gara	B	330	40.00	1995		80		0.00	11,400
BMT	Basement-Unfi	B	1,144	26.01	1995		80		0.00	23,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	285.78	326,932
BMT	Basement Area	0	1,144	0	0.00	0
FEP	Enclosed Porch	0	242	0	0.00	0
GAR	Attached Garage	0	330	0	0.00	0
PTO	Patio	0	296	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,144	3,324	1,144		326,932

