

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
FRANCESCONE, MARK P & BRIDGE 70 GREENDALE AVENUE NEEDHAM MA 02494				2	Above Street	6	Septic	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed						
						4	Gas							586,500	586,500							
						2	Public Water			7				489,700	489,700							
SUPPLEMENTAL DATA												Total		1,076,200		1,076,200						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 51 #DL 2 GIS ID F_964467_2693258				Plan Ref. Land Ct# 30384-C #SR Life Estate PP STATU A:Active Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRANCESCONE, MARK P & BRIDGET A FRANCESCONE, MARK& SOUKAS, ALE SUNDERLAND, JUDITH J SUNDERLAND, JOHN O & JUDITH J SUNDERLAND, JOHN O				C225409	0	02-23-2021	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				C216243	0	05-23-2018	Q	I	630,000		00			2025			1010			586,500	2024	1010
				D134673	0	10-31-2017	U	I	0		1F	1010	489,700	1010	489,700	1010	344,700					
				C211464	0	11-30-2016	U	I	1		1F	Total						1,038,500		Total		838,300
				C164687	0	03-27-2002	U	I	0		1											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount	Code	Description			Number	Amount	Comm Int	APPRAISED VALUE SUMMARY									
Total					0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 523,900 Appraised Xf (B) Value (Bldg) 57,900 Appraised Ob (B) Value (Bldg) 4,700 Appraised Land Value (Bldg) 489,700 Special Land Value 0 Total Appraised Parcel Value 1,076,200 Valuation Method C Total Appraised Parcel Value 1,076,200										
Nbhd		Nbhd Name			B			Tracing			Batch											
0111											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					
19-3871	11-18-2019	835	Sid/Wind/Roof/	3,500	06-30-2013	100	06-30-2013	re-roof - barn transfer sta				11-10-2020	CK	22		22	Change of Address					
19-2680	08-20-2019	822	Insulation	1,970		100		Insulate crawlspace wall with				06-04-2020	WD			FR	Field Review					
201204703	08-07-2012	IN	Insulation	1,700		100		INSULATE-AIR SEAL				07-26-2017	MS	02		14	Cyclical Inspection					
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	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0110	3.100			1.0000	960,245.9	489,700				
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value					489,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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	1992		77		0.00	4,600
WDC	Wood Decking	L	480	20.00	1995		52		0.00	4,700
GAR	Attached Gara	B	572	40.00	1992		77		0.00	15,700
UST	Utility Storage-	B	32	17.11	1992		77		0.00	500
BMT	Basement-Unfi	B	2,196	26.01	1992		77		0.00	37,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,196	2,196	2,196	288.08	632,621
BMT	Basement Area	0	2,196	0	0.00	0
FAT	Attic, Finished	109	728	109	43.13	31,401
GAR	Attached Garage	0	572	0	0.00	0
UAT	Attic, Unfinished	0	572	57	28.71	16,421
UST	Utility Enclosure	0	32	0	0.00	0
WDK	Wood Deck	0	480	0	0.00	0
Ttl Gross Liv / Lease Area		2,305	6,776	2,362		680,443

