

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANGELAKIS, CONSTANTINO						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
28 JASON STREET					3	RESIDNTL	1010	710,800	710,800	
ARLINGTON MA 02476						RES LAND	1010	244,400	244,400	
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref.						
Split Zonin				Land Ct#		15087-K & L				
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOTS 14 & 15				PP STATU		A:Active				
#DL 2				Assoc Pid#						
GIS ID F_969500_2698882						Total 955,200 955,200				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANGELAKIS, CONSTANTINO		C198706	0	11-15-2012	Q	I	492,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNAMARA, KERRY M & ELIZABETH		C163651	0	12-12-2001	U	I	0	1A	2025	1010	710,800	2024	1010	673,400	2023	1010	571,200
MCNAMARA, KERRY M TR		C161217	0	04-17-2001	Q	I	250,000	1		1010	244,400		1010	244,400		1010	222,200
CONLON-HOFFMAN, MELINDA TR		C121664	0	10-15-1990	U	I	1	1A									
HOFFMAN, ROBERT A		C61862	0	05-30-1974	U		0										
Total									955,200		Total		917,800		Total		793,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0107				CENVIL					
NOTES				APPRAISED VALUE SUMMARY					
				Appraised Bldg. Value (Card)		674,000			
				Appraised Xf (B) Value (Bldg)		31,100			
				Appraised Ob (B) Value (Bldg)		5,700			
				Appraised Land Value (Bldg)		244,400			
				Special Land Value		0			
				Total Appraised Parcel Value		955,200			
				Valuation Method		C			
				Total Appraised Parcel Value		955,200			

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
52161	03-16-2001	RA	Remodel-Additi	78,336	01-01-2002	100		2ND FL & PORCH		05-27-2020	LS			FR	Field Review
										01-29-2020	CK	02		03	Cycl Insp Comp
										06-25-2013	JR	03		20	Sale Review
										12-04-2008	PT	02		14	Cyclical Inspection
										04-10-2002	MF	01		00	Meas/Listed-Interior Acces
										10-15-1997	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	RD-	3	0.890	AC	176,344.00	1.11212	1.0000	5	1.00	0107	1.400		1.0000	274,567.6	244,400
Total Card Land Units					0.89	AC	Parcel Total Land Area					0.89	Total Land Value				244,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
<b>CONDO DATA</b>					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr		Factor%
Interior Floor 2	11	Ceram Clay Til	Condo Unit		
Heat Fuel	03	Gas	<b>COST / MARKET VALUATION</b>		
Heat Type	04	Hot Air	Building Value New		853,116
AC Type	03	Central	Year Built		1974
Bedrooms	05	5 Bedrooms	Effective Year Built		1997
Full Baths	3		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	10	10 Rooms	Depreciation %		21
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Sewer Occupan			Condition		
Accessory Apt			Condition %		
Foundation Alt	09	Blk/Pour Ftgs	Percent Good		79
Rms Prts			RCNLD		674,000
Bath Split	30	3 Full-0 Half	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		79		0.00	4,000
TEN	Tennis Court 7	L	7,200	6.84	1974		0	00	1.00	0
WDC	Wood Deck w/	L	252	18.00	2001		64		0.00	3,100
FOP	Open Porch-ro	B	264	55.00	1995		79		0.00	8,500
GAR	Attached Gara	B	600	40.00	1995		79		0.00	16,600
FPLG	Gas Fireplace-	B	1	2500.00	1995		79		0.00	2,000
PAT2	Patio-Good	L	252	9.94	2018		99		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,216	2,216	2,216	213.07	472,154
FAT	Attic, Finished	46	304	46	32.24	9,801
FHS	Half Story	300	600	300	106.53	63,920
FOP	Open Porch	0	264	0	0.00	0
FUS	Upper Story	1,442	1,442	1,442	213.07	307,241
GAR	Attached Garage	0	600	0	0.00	0
PTO	Patio	0	252	0	0.00	0
WDC	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		4,004	5,930	4,004		853,116

