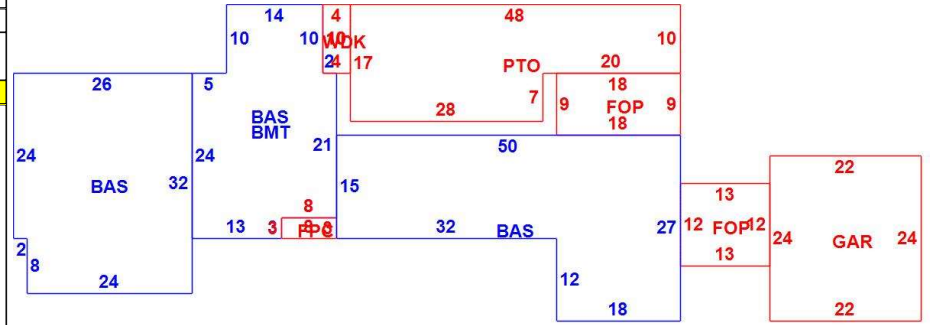


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA					
FAIR, JAMES G & CATHERINE C		1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description	Code	Assessed	Assessed						
10 FELS ROAD		4	Gas					9	Rear Location	RESIDNTL	1010	634,400	634,400						
		6	Septic					3		RES LAND	1010	416,500	416,500						
WINCHESTER MA 01890		SUPPLEMENTAL DATA								Total		1,050,900	1,050,900	VISION					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1; UNNUM LOT #DL 2 GIS ID F_973899_2702129		Plan Ref. 91/137; 177/129 Land Ct# #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)								
FAIR, JAMES G & CATHERINE C		31828	0213	02-08-2019		U	I	593,955		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FERN, FRANCES R ESTATE OF		BA18P06	0	03-25-2018		U	I	0		1F	2025	1010	634,400	2024	1010	629,600	2023	1010	548,600
FERN, FRANCES R		1465	0800	03-12-1970		U		0				1010	416,500		1010	416,500		1010	389,900
		Total									Total		1,050,900	Total		1,046,100	Total		938,500
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0109								CENVIL											
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				
SHED-21-5	04-29-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022	REPLACE WINDOWS AND D		09-30-2022	SR	01		02	Bldg Permit Completed				
19-1675	06-25-2019	804	Addn Alt-Res	105,000	07-08-2020	100	06-30-2020			07-08-2020	SR	01			02	Bldg Permit Completed			
										06-03-2020	DM			FR	Field Review				
										02-26-2020	SAF			20	Sale Review				
										01-23-2020	CK	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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200	LONG POND	1.0000	387,956.8	388,000		
1	1010	Single Fam M-0	RD-	3	0.910	AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	28,500		
Total Card Land Units					1.91	AC	Parcel Total Land Area					1.91	Total Land Value			416,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		712,205	
Year Built		1963	
Effective Year Built		1996	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		22	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		78	
RCNLD		555,500	
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	1994		78		0.00	3,900
FOPC	Open Prch-roo	B	24	55.00	1994		78		0.00	1,300
GAR	Attached Gara	B	528	40.00	1994		78		0.00	15,000
BMT	Basement-Unfi	B	620	26.01	1994		78		0.00	15,300
WDC	Wood Deck w/	L	132	18.00	2019		100		0.00	3,500
STRS	Stairs to Water	L	11	122.52	2022		96	C	1.00	1,300
FOP	Open Porch-ro	B	318	55.00	1994		78		0.00	9,700
PATF	Flagstone Pav	L	676	30.00	2022		98		0.00	18,800
DKPL	Pond Dock-Lig	L	1	4200.00	2020		100		0.00	4,200
WDC	Deck composit	L	96	24.00	2020		92		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,402	2,402	2,402	296.51	712,205
BMT	Basement Area	0	620	0	0.00	0
FOP	Open Porch	0	318	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	676	0	0.00	0
WDK	Wood Deck	0	40	0	0.00	0
Ttl Gross Liv / Lease Area		2,402	4,608	2,402		712,205



CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1	1 Story									
Exterior Wall 1	08	Wood on Sheath				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	08	Mixed				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	21	2 Full-1 Half				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	
SHED	Shed	L	120	18.00	2022		96		0.00	2,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											