

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION				
HARPOOTIAN, JOHN M & SPINDELL, SPINDELL-LENTZ IRREV FAMILY TR 1000 CHAPEL VIEW BLVD STE 220 CRANSTON RI 02920			1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed		RESIDNTL RES LAND	1010 1010	633,800 1,006,700	633,800 1,006,700
			4 Gas			1 Excel View									
			6 Septic			3									
SUPPLEMENTAL DATA															
Alt Prcl ID			Split Zonin			Plan Ref.									
#DL 1			#DL 2			Land Ct#									
GIS ID F_974284_2710607			Assoc Pid#			Life Estate			PP STATU A:Active						
											Total	1,640,500	1,640,500		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HARPOOTIAN, JOHN M & SPINDELL, LA							34075	332	05-04-2021	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PASTER, BENJAMIN G TR							34075	326	05-04-2021	U	I	100	1F	2025	1010	633,800	2024	1010	604,400	2023	1010	524,800	
PASTER, BENJAMIN G TR							23216	0318	10-17-2008	U	I	1	1F		1010	1,006,700		1010	1,006,700		1010	835,100	
PASTER, BENJAMIN G TR							19835	0043	05-18-2005	U	I	0	1A										
SPINDELL, EDWARD TR							10211	0204	05-15-1996	U	I	1	A										
											Total	1,640,500	Total	1,611,100	Total	1,359,900							

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							
0112				CENVIL							

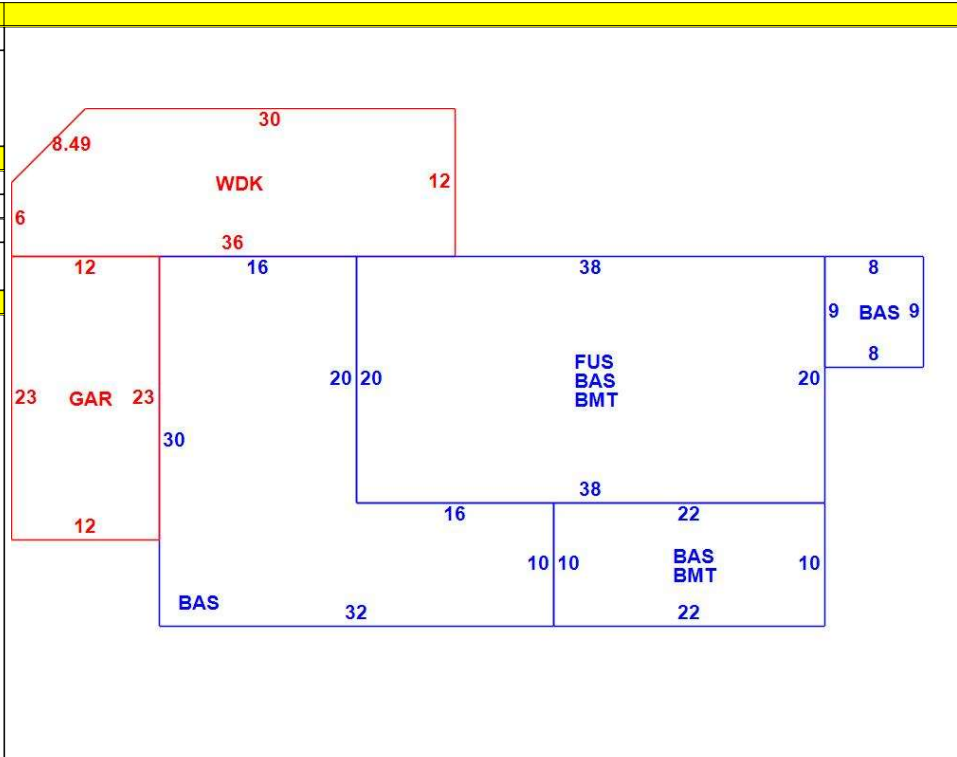
NOTES														APPRAISED VALUE SUMMARY			
														Appraised Bldg. Value (Card)	524,200		
														Appraised Xf (B) Value (Bldg)	35,700		
														Appraised Ob (B) Value (Bldg)	73,900		
														Appraised Land Value (Bldg)	1,006,700		
														Special Land Value	0		
														Total Appraised Parcel Value	1,640,500		
														Valuation Method	C		
														Total Appraised Parcel Value	1,640,500		

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
BLDR-21-10	08-03-2021	804	Addn Alt-Res	76,600	06-30-2022	100	06-30-2022	Compete remodel of kitchen, r	01-10-2024	AG	22		22	Change of Address
20-2187	08-17-2020	835	Sid/Wind/Roof/	15,000	06-30-2021	100	06-30-2021	roof	04-29-2020	WD			FR	Field Review
20-56	01-08-2020	822	Insulation	4,300	06-30-2021	100	06-30-2021	Add R-38 fiberglass, R-45 cell	04-23-2019	SR	01		02	Bldg Permit Completed
18-3007	10-02-2018	804	Addn Alt-Res	55,800	04-23-2019	100	06-30-2019	Remodel 3 bathrooms. Remov	08-24-2016	SR	01		02	Bldg Permit Completed
16-1233	06-13-2016	882	Det Gar - Res	52,000	08-11-2016	100	06-30-2016	construct a 2 car garage detac	01-12-2016	SR	01		02	Bldg Permit Completed
201505521	09-03-2015	WD	Wood Deck	15,000	12-30-2015	100	06-30-2016	REPLACE BACK DECK 12 X	12-21-2011	TP	03		16	In Office Review
B30068	10-01-1986	AD	Addition	50,000	01-15-1987	100	01-15-1987	CE 2ND FL	10-17-2008	NF	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	0112	5.500	BEARSE POND/LILY POND		1.0000	969,892	969,900
1	1010	Single Fam M-0	RD-	3	0.470	AC	14,250.00	1.00000	1.0000	0	1.00	0112	5.500			1.0000	78,375	36,800
Total Card Land Units					1.47	AC	Parcel Total Land Area					1.47	Total Land Value					1,006,700

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					
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	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	30	3 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		672,061		
Year Built		1952		
Effective Year Built		1996		
Depreciation Code		VG		
Remodel Rating				
Year Remodeled				
Depreciation %		22		
Functional Obsol		0		
External Obsol		0		
Trend Factor		1		
Condition				
Condition %				
Percent Good		78		
RCNLD		524,200		
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
FPL3	Fireplace 2 sto	B	1	7000.00	1994		78		0.00	5,500
SHED	Shed	L	168	18.00	1999		60		0.00	1,800
DKPL	Pond Dock-Lig	L	1	4200.00	1991		100		0.00	4,200
GAR	Attached Gara	B	276	40.00	1994		78		0.00	9,800
BMT	Basement-Unfi	B	980	26.01	1994		78		0.00	20,400
WDC	Wood Deck w/	L	414	18.00	2015		92		0.00	6,600
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100
FOPD	FOP-CONCR	L	200	31.41	1999		75	C	1.00	3,800
FGR7	Gar w/Lft Goo	L	576	70.00	2016		92	B+	1.40	51,900
SHED	Shed	L	48	18.00	1999		60		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,692	1,692	1,692	274.09	463,755
BMT	Basement Area	0	980	0	0.00	0
FUS	Upper Story	760	760	760	274.09	208,306
GAR	Attached Garage	0	276	0	0.00	0
WDC	Wood Deck	0	414	0	0.00	0
Ttl Gross Liv / Lease Area		2,452	4,122	2,452		672,061

