

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SHEA, FRANCIS W II 18 ELLEN ROAD STONEHAM MA 02180			1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 567,500 249,300	Assessed 567,500 249,300
			4	Gas										
			6	Septic			3							
SUPPLEMENTAL DATA											801 FY2025 BARNSTABLE, MA VISION			
Alt Prcl ID					Plan Ref. 397/21									
Split Zonin					Land Ct# 23803-C									
BID Parcel					#SR									
ResExpt Q					Life Estate									
#DL 1 LOTS 5A & 5					PP STATU									
#DL 2														
GIS ID F_977210_2696028					Assoc Pid#									
											Total		816,800	816,800

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)				
SHEA, FRANCIS W II SHEA, FRANCIS W II TR SHEA, FRANCIS W II & CHERYL TRS SHEA, FRANCIS W II & CHERYL GOLDWASSER, WILLIE & VIVIAN			C205797	0	03-20-2015	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			26542	0270	07-30-2012	U	I	0	1F	2025	1010	567,500	2024	1010	537,900	2023	1010	478,400	
			13316	0013	10-24-2000	U	I	10	1F		1010	249,300			249,300			246,700	
			C137661	0	07-15-1995	Q	I	215,000	U										
			C126029	0	03-15-1992	Q	I	210,000	U										
											Total		816,800	Total		787,200	Total		725,100

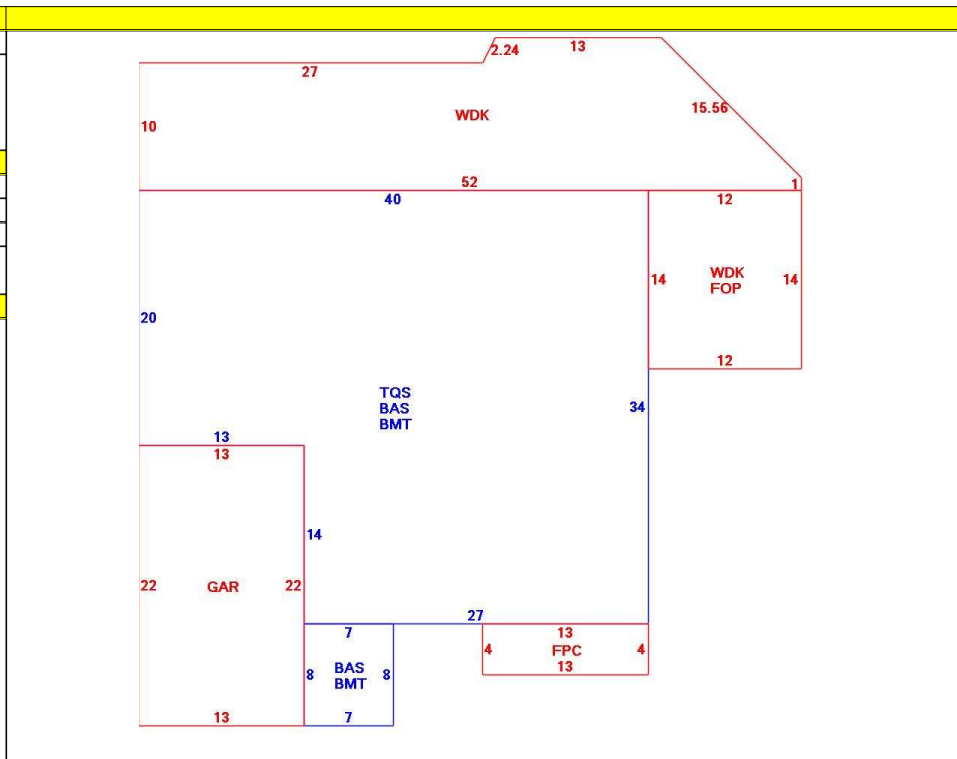
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						500,400
0107				CENVIL	Appraised Xf (B) Value (Bldg)						59,400
					Appraised Ob (B) Value (Bldg)						7,700
					Appraised Land Value (Bldg)						249,300
					Special Land Value						0
					Total Appraised Parcel Value						816,800
					Valuation Method						C
					Total Appraised Parcel Value						816,800

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
200902345	06-15-2009	WD	Wood Deck	6,500	11-17-2009	100	06-30-2010	WDK OVER FOP0	05-21-2020	WD			FR	Field Review
B31189	09-01-1987	DW	Dwelling	95,000	01-15-1989	100	12-31-1989	HP 11/2 S	02-26-2015	AL	03		16	In Office Review
									10-10-2014	SR	02		03	Cycl Insp Comp
									08-14-2014	JR	03		16	In Office Review
									02-25-2010	TP	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	RB	3	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0108	1.700		1.0000	1,084,021	249,300	
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value					249,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	595,716	
			Year Built	1988	
			Effective Year Built	2004	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	16	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	84	
			RCNLD	500,400	
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2002		84		0.00	5,000
BFA	Bsmt Fin-Avg	B	600	17.36	2002		84		0.00	8,700
WDC	Wood Decking	L	676	20.00	2000		62		0.00	7,700
FOPC	Open Prch-roo	B	52	55.00	2002		84		0.00	2,500
GAR	Attached Gara	B	286	40.00	2002		84		0.00	10,800
BMT	Basement-Unfi	B	1,234	26.01	2002		84		0.00	25,700
FOP	Open Porch-ro	B	168	55.00	2002		84		0.00	6,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,234	1,234	1,234	297.86	367,557
BMT	Basement Area	0	1,234	0	0.00	0
FOP	Open Porch	0	168	0	0.00	0
FPC	Open Porch Conc. Floor	0	52	0	0.00	0
GAR	Attached Garage	0	286	0	0.00	0
TQS	Three Quarter Story	766	1,178	766	193.68	228,159
WDK	Wood Deck	0	677	0	0.00	0
Ttl Gross Liv / Lease Area		2,000	4,829	2,000		595,716

