

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION		
MANCUSI, MIRANDA DANILOFF & PE 12 COREY ROAD BROOKLINE MA 02445				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 391,500 281,100	Assessed 391,500 281,100					
						4	Gas													
						6	Septic			1										
SUPPLEMENTAL DATA																				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 #DL 2 GIS ID F_978978_2719442								Plan Ref. 160/13 Land Ct# #SR Life Estate PP STATU Assoc Pid#												
Total												672,600		672,600						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)							
MANCUSI, MIRANDA DANILOFF & PETE STOCKTON, MARILYN D TR WORTHINGTON, HARRIET B TR STOCKTON, HARRIETT B & COLIN, G				29034	0292	07-24-2015	Q	I	380,000	00	Year 2025	Code 1010 1010	Assessed 391,500 281,100	Year 2024	Code 1010 1010	Assessed V 369,900 281,100	Year 2023	Code 1010 1010	Assessed 315,200 278,100	
				28930	0281	06-11-2015	U	I	0	1A										
				17868	0022	10-30-2003	U	I	1	1F										
				1106	0013	02-23-1961	U		0		Total	672,600	Total	651,000	Total	593,300				
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 Appraised Bldg. Value (Card) 360,500 Appraised Xf (B) Value (Bldg) 27,300 Appraised Ob (B) Value (Bldg) 3,700 Appraised Land Value (Bldg) 281,100 Special Land Value 0 Total Appraised Parcel Value 672,600 Valuation Method C Total Appraised Parcel Value 672,600								
Nbhd		Nbhd Name		B		Tracing		Batch												
0109								BARNs												
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			
201508738	12-22-2015	IN	Insulation	6,100	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI				05-12-2020	DM			FR	Field Review			
81583	01-04-2005	NS	New Siding	500	06-30-2005	100	06-30-2005					03-09-2017	JR	01		03	Cycl Insp Comp			
												04-25-2016	JR	03		20	Sale Review			
												07-27-2015	AL	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	RF-2	1	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0108	1.700			1.0000	468,457.8	281,100		
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value					281,100		

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			CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	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			487,196		
Heat Fuel	02		Oil			Year Built			1962		
Heat Type	05		Hot Water			Effective Year Built			1991		
AC Type	01		None			Depreciation Code			A		
Bedrooms	03		3 Bedrooms			Remodel Rating					
Full Baths	30					Year Remodeled					
Half Baths	0					Depreciation %			26		
Extra Fixtures						Functional Obsol			0		
Total Rooms	7		7 Rooms			External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good			74		
Accessory Apt	01		Poured Conc.			RCNLD			360,500		
Foundation Alt						Dep % Ovr					
Rms Prts	30		3 Full-0 Half			Dep Ovr Comment					
Bath Split						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	1989		74		0.00	5,200	
GRN1	Greenhouse-R	L	72	60.75	1994		40	C	1.00	1,700	
WDC	Wood Decking	L	160	20.00	1993		48		0.00	2,000	
BMT	Basement-Unfi	B	1,200	26.01	1989		74		0.00	22,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Floor Area		Eff Area		Unit Cost		Undeprec Value	
BAS	First Floor	1,200		1,200		1,200		278.08		333,696	
BMT	Basement Area	0		1,200		0		0.00		0	
FUS	Upper Story	552		552		552		278.08		153,500	
GRN	Greenhouse	0		72		0		0.00		0	
WDK	Wood Deck	0		160		0		0.00		0	
Ttl Gross Liv / Lease Area		1,752		3,184		1,752				487,196	

