

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION	
NEAL, ALISON BRANDEIS TR ALISON BRANDEIS NEAL TRUST 98 BROOK STREET BROOKLINE MA 02445				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed			
						4	Gas			4				352,000		352,000			
						6	Septic							151,600		151,600			
SUPPLEMENTAL DATA																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_982753_2698040								Plan Ref. 96/3 Land Ct# #SR Life Estate PP STATU Assoc Pid#											
Total												503,600		503,600					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NEAL, ALISON BRANDEIS TR NEAL, ALISON BRANDEIS NEAL, JASON A & NEAL, ALISON BRAND CASEY,KEVIN C CASEY, KEVIN C & CATHERINE M				35855	52	06-22-2023	U	I	10	1F	Year 2025	Code 1010 1010	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				34904	020	11-22-2021	U	I	0	1F			2024	1010	330,100	2023	1010	292,600	
				31357	0150	06-22-2018	Q	I	355,000	00				1010	151,600		1010	137,800	
				31226	0121	11-30-2017	U	I	0	1F	Total		503,600		Total	481,700	Total	430,400	
				22985	0099	06-17-2008	U	I	269,900	1									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int								
												APPRAISED VALUE SUMMARY							
Total					0.00														
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value							
Nbhd		Nbhd Name			B		Tracing			Batch									
0105										HYAN									
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		
EXPR-23-4	04-03-2023	835	Sid/Wind/Roof/		4,187	06-30-2023	100	06-30-2023	INSULATION/WEATHERIZATI			06-30-2023	TR	03		16	In Office Review		
BLDR-22-82	07-26-2022	880	Alt-Int work-Res		125,000	06-30-2023	100	06-30-2023	Water Damage-Insulation -Pla			05-26-2020	WD			FR	Field Review		
BLDR-22-37	06-09-2022	880	Alt-Int work-Res		5,000	06-30-2022	100	06-30-2022	Removal of wet building materi			08-06-2019	SR	01		02	Bldg Permit Completed		
19-965	04-04-2019	809	Deck		16,700	06-12-2019	100	06-30-2019	New deck build Install 12x14 d			02-16-2018	SR	02		03	Cycl Insp Comp		
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	4	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0105	1.000				1.0000	459,376.1	151,600
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value					151,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	26	Aluminum Sidng			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	412,224
Year Built	1944
Effective Year Built	1994
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	317,400
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			77		0.00	4,600
BGR2	2 Stall Bmt Ga	B	1	3244.00			77		0.00	2,500
BMT	Basement-Unfi	B	950	26.01			77		0.00	19,700
PAT2	Patio-Good	L	79	9.94	2010		86		0.00	800
WDC	Wood Deck w/	L	120	18.00	2019		90		0.00	3,100
WDC	Wood Decking	L	168	20.00	2019		90		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,118	1,118	1,118	269.78	301,614
BMT	Basement Area	0	950	0	0.00	0
PTO	Patio	0	79	0	0.00	0
TQS	Three Quarter Story	372	572	372	175.45	100,358
UAT	Attic, Unfinished	0	378	38	27.12	10,252
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,490	3,385	1,528		412,224

