

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DIAS, WALKMAR PEREIRA 16 ANDERSON AVENUE APT A EAST SANDWIC MA 02537		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	334,100	334,100
				2	Public Water			4		RES LAND	1010	137,900	137,900
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 22A #DL 2 GIS ID F_984067_2703232						Plan Ref. 245/141 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 472,000 472,000			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DIAS, WALKMAR PEREIRA		32863	0186	04-29-2020		Q	I	367,000		00				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SOUZA, WELLINGTON C & SAMANTA J		30297	0103	02-14-2017		U	I	1		1A				2025	1010	334,100	2024	1010	315,600	2023	1010	282,700
SOUZA, WELLINGTON		29953	0006	09-23-2016		U	I	218,000		1					1010	137,900			137,900		1010	132,300
SCATAMBULI, CLEIA		15714	0313	10-08-2002		Q	I	249,900		00												
CUNNINGHAM, ERIC & PARENT, JOHN		11546	0056	07-01-1998		Q	I	102,000		00												
										Total		472,000	Total		453,500	Total		415,000				

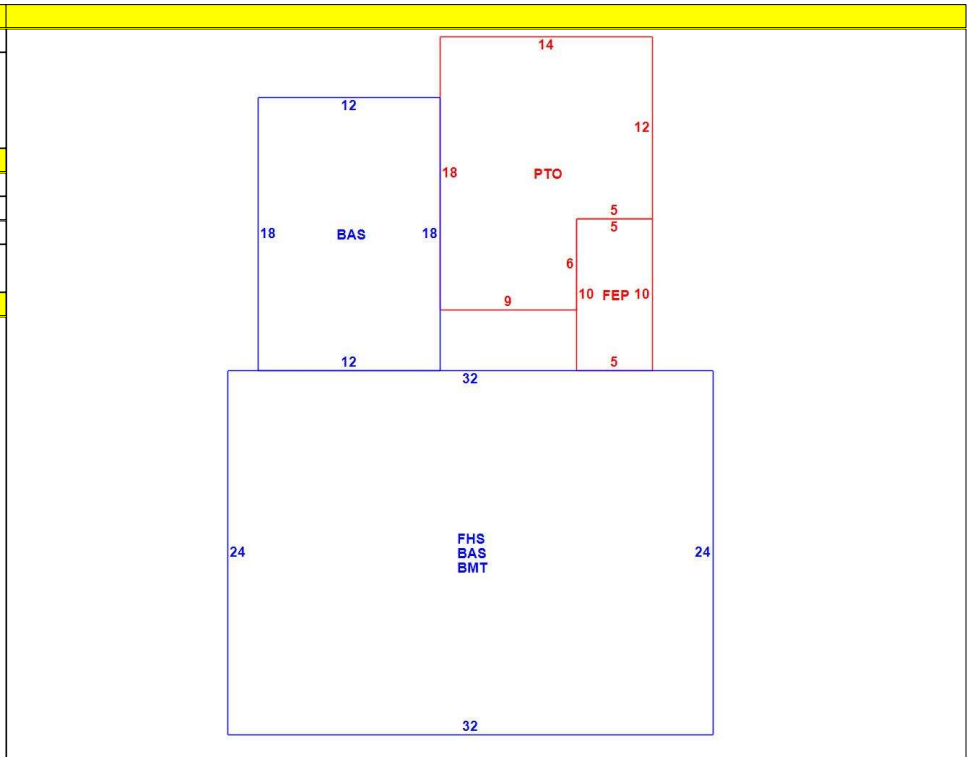
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0104				HYAN	Appraised Bldg. Value (Card)				280,000
					Appraised Xf (B) Value (Bldg)				31,800
					Appraised Ob (B) Value (Bldg)				22,300
					Appraised Land Value (Bldg)				137,900
					Special Land Value				0
					Total Appraised Parcel Value				472,000
					Valuation Method				C
					Total Appraised Parcel Value				472,000

NOTES												VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
20-1396	06-03-2020	839	Solar Panel-Re	2,002	09-17-2020	100	06-30-2021	Installation of roof mounted ph	09-17-2020	SR	02		02	Bldg Permit Completed	
16-2321	08-31-2016	831	Restre to Singl	3,000	03-27-2017	100	06-30-2017	Restore Property to A Single F	05-04-2020	WD			FR	Field Review	
16-2320	08-31-2016	831	Restre to Singl	2,000	03-27-2017	100	06-30-2017	restore property to a single fa	09-20-2019	CK	03		16	In Office Review	
47627	07-24-2000	OB	Out Building	18,000	04-02-2001	100	01-01-2001		06-15-2017	JR	03		20	Sale Review	
									04-27-2017	JR	01		02	Bldg Permit Completed	
									03-27-2014	JR	03		16	In Office Review	
									01-02-2003	PT	02		01	Meas/Est	

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	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0104	0.900		1.0000	362,915.9	137,900
					Total Card Land Units	0.38	AC	Parcel Total Land Area					0.38				
															Total Land Value	137,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	3 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	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			400,017		
Year Built			1950		
Effective Year Built			1985		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			30		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			70		
RCNLD			280,000		
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	1983		70		0.00	4,200
BFA	Bsmt Fin-Avg	B	700	17.36	1983		70		0.00	8,500
FGR2	Garage- Avg-	L	624	50.00	1990		66	00	1.00	20,600
PAT2	Patio-Good	L	222	9.94	1990		71		0.00	1,700
BMT	Basement-Unfi	B	768	26.01	1983		70		0.00	15,500
FEP	Enclosed porc	B	50	70.00	1983		70		0.00	3,600
SOL1	Solar PV Pane	B	14	860.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	984	984	984	292.41	287,731
BMT	Basement Area	0	768	0	0.00	0
FEP	Enclosed Porch	0	50	0	0.00	0
FHS	Half Story	384	768	384	146.21	112,285
PTO	Patio	0	222	0	0.00	0
Ttl Gross Liv / Lease Area		1,368	2,792	1,368		400,016

