

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
GIANAN, MARIA EDEN TR GIANAN REVOCABLE TRUST 24 WALDO STREET DEDHAM MA 02026				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1090 1090	Assessed		Assessed						
						4	Gas			1				888,700		888,700						
						6	Septic							316,000		316,000						
SUPPLEMENTAL DATA																						
Alt Prcl ID Split Zonin RG;RF-2 BID Parcel ResExpt Q #DL 1 PARCELA #DL 2 GIS ID F_983185_2717207								Plan Ref. 142/133 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#														
Total												1,204,700		1,204,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
GIANAN, MARIA EDEN TR GIANAN, MARIA E MARCHESE, ROBERT J & CLORINDA CAPE COD BANK & TRSUST CO TRS LOVEJOY, FLORENCE S TR				34996	158	03-24-2022	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				31564	112	09-28-2018	Q	I	850,000		00			2025	1090	888,700	2024	1090	838,700	2023	1090	716,400
				16516	0119	03-05-2003	U	I	399,405		1A				1090	316,000		1090	316,000		1090	314,300
				16516	0116	03-05-2003	U	I	0		1F											
				14016	0305	07-06-2001	U	I	1		1	Total		1,204,700		Total		1,154,700		Total		1,030,700
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) 809,800 Appraised Xf (B) Value (Bldg) 72,600 Appraised Ob (B) Value (Bldg) 6,300 Appraised Land Value (Bldg) 316,000 Special Land Value 0 Total Appraised Parcel Value 1,204,700 Valuation Method C Total Appraised Parcel Value 1,204,700									
0108										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			
20-255		01-28-2020		822	Insulation		3,976		100			Insulation; See Contract TENT PERMIT		05-08-2020	DM			FR	Field Review			
77998		07-19-2004		TP	Temporary		1,000	01-06-2005	100	01-01-2005				09-21-2016	SR	02		03	Cycl Insp Comp			
71699		09-22-2003		RE	Remodel		75,000	02-27-2004	100	01-01-2004				04-02-2010	NF	03		16	In Office Review			
71040		08-22-2003		NR	New Roof		7,000	02-27-2004	100	01-01-2004												
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	1090	Multi Hses M-01		SPLI	1	1.000 AC		176,344.00	1.00000	1.0000	5	1.00	0108	1.700				1.0000	299,784.8	299,800		
Total Card Land Units						1.00	AC	Parcel Total Land Area				1.67	Total Land Value								299,800	

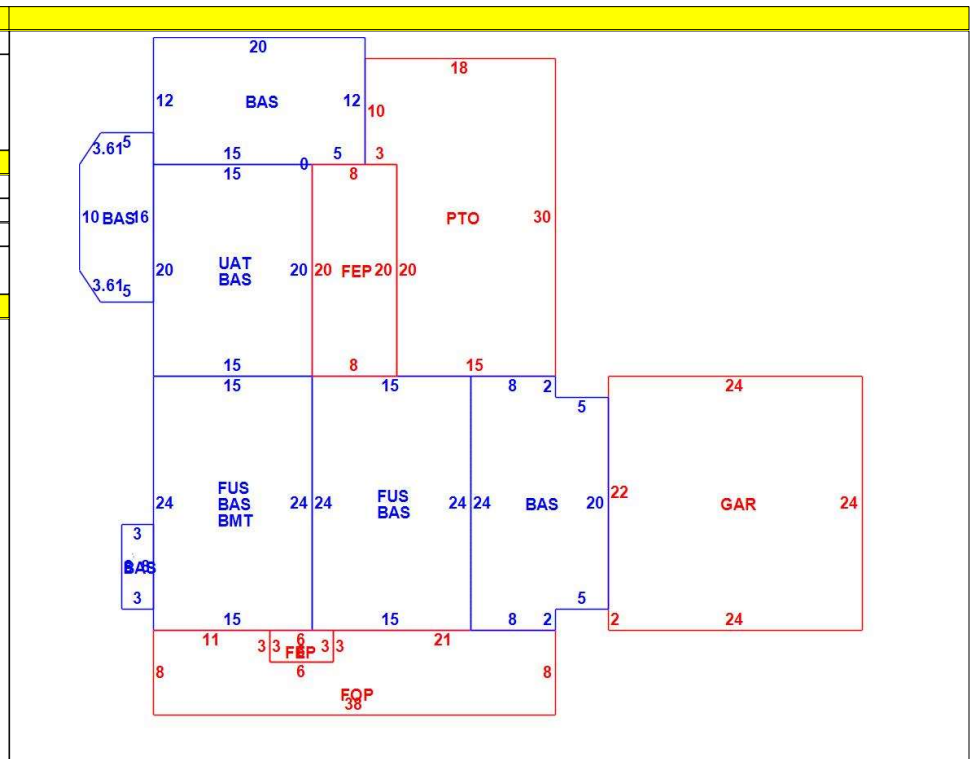
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	11	Stone Ftgs			
Rms Prts					
Bath Split	30	3 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	873,858
Year Built	1880
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	672,900
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	2	6000.00			77		0.00	9,200
FOP	Open Porch-ro	B	286	55.00			77		0.00	8,800
FEP	Enclosed porc	B	178	70.00			77		0.00	9,000
GAR	Attached Gara	B	576	40.00			77		0.00	15,700
BMT	Basement-Unfi	B	360	26.01			77		0.00	10,500
PAT2	Patio-Good	L	480	9.94	2000		76		0.00	3,500
GRN1	Greenhouse-R	L	49	60.75	2000		52	D	0.85	1,300
FPIT	Fire Pit	L	1	3010.00	2000		76	E+	0.65	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,682	1,682	1,682	359.32	604,371
BMT	Basement Area	0	360	0	0.00	0
FEP	Enclosed Porch	0	178	0	0.00	0
FOP	Open Porch	0	286	0	0.00	0
FUS	Upper Story	720	720	720	359.32	258,708
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	480	0	0.00	0
UAT	Attic, Unfinished	0	300	30	35.93	10,780
Ttl Gross Liv / Lease Area		2,402	4,582	2,432		873,859



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						4	Gas																		
						6	Septic			1															
SUPPLEMENTAL DATA																									
Alt Prcl ID Split Zonin RG;RF-2 BID Parcel ResExpt Q #DL 1 PARCELA #DL 2 GIS ID F_983185_2717207						Plan Ref. 142/133 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#																			
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				31564	112	09-28-2018	Q	I	850,000		00														
				16516	0119	03-05-2003	U	I	399,405		1A														
				16516	0116	03-05-2003	U	I	0		1F														
				14016	0305	07-06-2001	U	I	1		1	Total	1,204,700	Total	1,154,700	Total	1,030,700								
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) 809,800 Appraised Xf (B) Value (Bldg) 72,600 Appraised Ob (B) Value (Bldg) 6,300 Appraised Land Value (Bldg) 316,000 Special Land Value 0 Total Appraised Parcel Value 1,204,700 Valuation Method C Total Appraised Parcel Value 1,204,700							
Nbhd		Nbhd Name		B		Tracing				Batch															
0108										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		
																		06-23-2023	WT	01		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						
2	1090	Multi Hses M-01	SPLI	1	0.670	AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700					1.0000	24,225	16,200					
Total Card Land Units					0.67	AC	Parcel Total Land Area					1.67	Total Land Value								16,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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
FPLG	Gas Fireplace-	B	1	2500.00			69		0.00	1,700
FOPC	Open Prch-roo	B	24	55.00			69		0.00	1,200
FEP	Enclosed porc	B	216	70.00			69		0.00	9,100
BMT	Basement-Unfi	B	240	26.01			69		0.00	7,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	600	600	600	330.69	198,414	
BMT	Basement Area	0	240	0	0.00	0	
FEP	Enclosed Porch	0	216	0	0.00	0	
FPC	Open Porch Conc. Floor	0	24	0	0.00	0	
Ttl Gross Liv / Lease Area		600	1,080	600		198,414	

