

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
REILLEY, LEI Z 19 HAYES ROAD ROSLINDALE MA 02131		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1040	271,700	271,700	
			6 Septic		4	RES LAND	1040	139,600	139,600	
SUPPLEMENTAL DATA						Total				411,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_986616_2698348				Plan Ref. 85/87 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REILLEY, LEI Z		23051 0222	07-18-2008	U	I	176,500	1S	Year	Code	Assessed	Year	Code	Assessed			
JP MORGAN CHASE BANK NA TR		22394 0097	10-10-2007	U	I	235,000	1L	2025	1040	271,700	2024	1040	250,700			
MASSE, DAVID A		18730 0335	06-18-2004	U	I	10	1A		1040	139,600		1040	139,600			
MASSE, DAVID		16013 0129	12-02-2002	Q	I	285,000	00									
PEARL, SARAH P		13157 0126	07-31-2000	U	I	0	1F									
Total								411,300		Total		390,300		Total		487,100

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			
0105				HYAN	Appraised Bldg. Value (Card)	245,200	
					Appraised Xf (B) Value (Bldg)	23,400	
					Appraised Ob (B) Value (Bldg)	3,100	
					Appraised Land Value (Bldg)	139,600	
					Special Land Value	0	
					Total Appraised Parcel Value	411,300	
					Valuation Method	C	
					Total Appraised Parcel Value	411,300	

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-4240	12-24-2019	835	Sid/Wind/Roof/	8,000	06-30-2020	100	06-30-2020	re-roof	02-15-2023	LH	03		16	In Office Review
18-2654	09-07-2018	880	Alt-Int work-Res	45,000	09-29-2021	70		INTERIOR RENOVATIONS T	09-29-2021	SR	02		03	Cycl Insp Comp
201505752	09-09-2015	RW	Repair Work	3,000	09-29-2021	100	09-29-2021	WATER DAMAGE TO FIRST	05-07-2020	WD			FR	Field Review
201001821	04-21-2010	OT	Other	1,000	03-31-2011	100	06-30-2011	REMOVE ILLEGAL KIT	08-27-2019	EO	02		15	Abatement Review
201001818	04-21-2010	RW	Repair Work	800	03-31-2011	100	06-30-2011	REPAIR 10X17 SECT OF RF,	08-06-2019	CK	22		22	Change of Address
21154	02-14-1997	RE	Remodel	600	03-20-1998	100	06-30-1998	WINDOWS	07-24-2019	SR	02		13	CALL BACK
									03-16-2018	RB	02		15	Abatement 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	1040	Two Family	RB	4	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000		1.0000	820,898.9	139,600
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			139,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		306,553
			Year Built		1940
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		UC
			Condition %		80
			Percent Good		80
			RCNLD		245,200
			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
FEP	Enclosed porc	B	36	70.00	1969		80		0.00	3,600
BMT	Basement-Unfi	B	900	26.01	1969		80		0.00	19,800
WDC	Wood Decking	L	174	20.00	1999		60		0.00	2,700
SHED	Shed	L	48	18.00	1990		42		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,600	1,600	1,600	164.46	263,136	
BMT	Basement Area	0	900	0	0.00	0	
FEP	Enclosed Porch	0	36	0	0.00	0	
FHS	Half Story	264	528	264	82.23	43,417	
WDC	Wood Deck	0	174	0	0.00	0	
Ttl Gross Liv / Lease Area		1,864	3,238	1,864		306,553	

