

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION		
ANGELAKIS, DIONISIOS & VOULA 8 CAMBRIDGE ST WINCHESTER MA 01890		2	Above Street	2	Public Water			Description	Code		Assessed	Assessed
		4	Gas	1	Paved			RESIDNTL	1010		367,600	367,600
		6	Septic			2		RES LAND	1010	155,900	155,900	
SUPPLEMENTAL DATA						Total		523,500	523,500			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 20 #DL 2 GIS ID F_946828_2697885				Plan Ref. 282/27 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)						
ANGELAKIS, DIONISIOS & VOULA		4107	0252	05-14-1984	Q	I	77,500	U	Year	Code	Assessed	Year	Code	Assessed
THEO CONSTRUCTION CO INC		3753	0094	05-15-1983	Q	V	16,500	U	2025	1010	367,600	2024	1010	364,300
										1010	155,900	2023	1010	314,900
													1010	141,700
									Total	523,500	Total	520,200	Total	456,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 314,500				
Total			0.00						Appraised Xf (B) Value (Bldg) 50,300				
Nbhd			Nbhd Name					Appraised Ob (B) Value (Bldg) 2,800					
0105			B					Appraised Land Value (Bldg) 155,900					
Tracing			Batch					Special Land Value 0					
COTUIT								Total Appraised Parcel Value 523,500					
NOTES								Valuation Method C					
								Total Appraised Parcel Value 523,500					

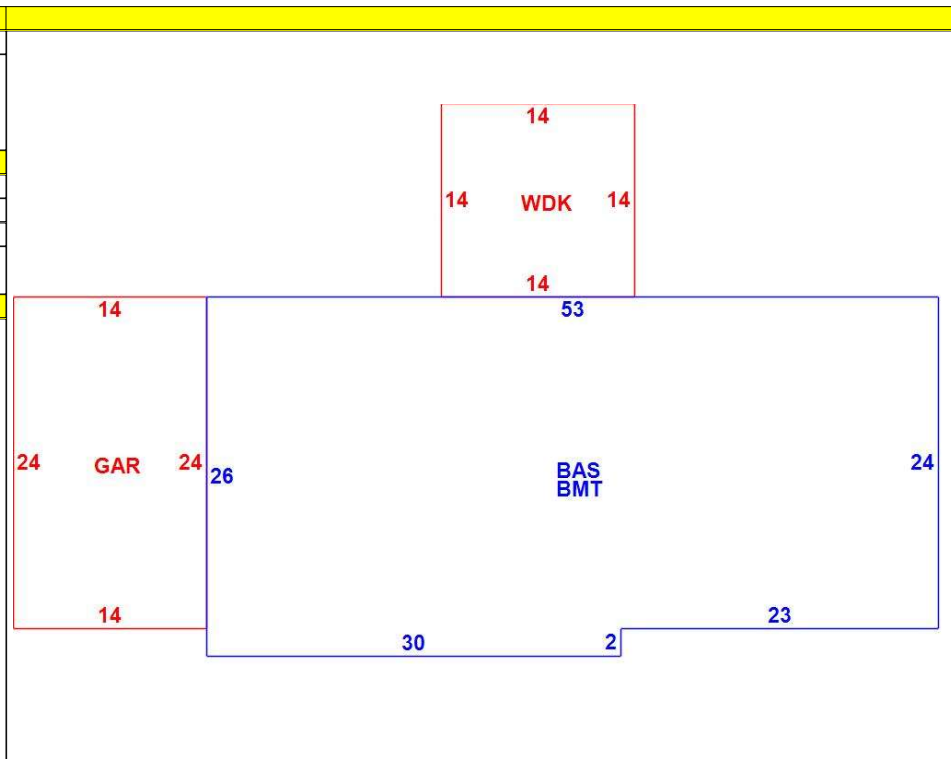
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-6	05-11-2022	835	Sid/Wind/Roof/	4,865		100		insulation and air sealing work	07-31-2021	BM	02		03	Cycl Insp Comp
B25995	01-01-1984	DW	Dwelling	0	04-15-1985	100	12-31-1985	CO 1 ST	06-11-2020	WD			FR	Field Review
									09-25-2013	RB	03		03	Cycl Insp Comp
									07-11-2005	PT	02		01	Meas/Est
									03-18-1999	FS	01		00	Meas/Listed-Interior Acces
									04-15-1985	FR				

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			155,900	

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	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	14	Carpet			
Interior Floor 2					
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	378,941
Year Built	1984
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	314,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		83		0.00	4,200
BFA	Bsmt Fin-Avg	B	500	17.36	2000		83		0.00	7,200
WDC	Wood Decking	L	196	20.00	1999		60		0.00	2,800
GAR	Attached Gara	B	336	40.00	2000		83		0.00	12,000
BMT	Basement-Unfi	B	1,332	26.01	2000		83		0.00	26,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,332	1,332	1,332	284.49	378,941
BMT	Basement Area	0	1,332	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDC	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,332	3,196	1,332		378,941

