

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
PELLEGRINO, ANNE B TR 320 CARRIAGE ROAD REALTY TRUS 216B ALLANDALE ROAD  CHESTNUT HIL MA 02467		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			2 Public Water		1 Excel View	RESIDNTL	1010	2,547,200	2,547,200		
					7	RES LAND	1010	6,182,500	5,284,800		
<b>SUPPLEMENTAL DATA</b>						Total				8,729,700	7,832,000
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1; LOT 6; LOT 8 #DL 2 GIS ID F_955051_2686161			Plan Ref. Land Ct# 14676-B; 14676-D #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)									
PELLEGRINO, ANNE B TR		C212199	0	03-02-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PELLEGRINO, ANNE B TR		C212198	0	03-02-2017	U	I	1	1F	2025	1010	2,547,200	2024	1010	2,228,800	2023	1010	1,428,600
PELLEGRINO, ANNE B TR		C212197	0	03-02-2017	U	I	1	1F		1010	5,284,800			5,284,800		1010	4,836,000
PELLEGRINO, ANNE B		#D12031	0	10-04-2012	U	I	0	1									
PELLEGRINO, JOSEPH P & ANNE B		C176785	0	05-25-2005	U	I	650,000	1									
Total									7,832,000	Total	7,513,600	Total	6,264,600				

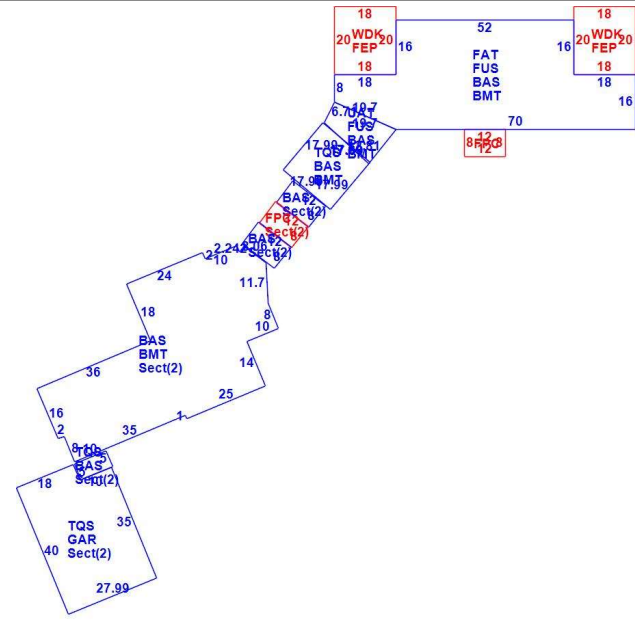
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	2,143,900
WF14			OSTVIL						Appraised Xf (B) Value (Bldg)	186,800	
									Appraised Ob (B) Value (Bldg)	216,500	
									Appraised Land Value (Bldg)	6,182,500	
									Special Land Value	0	
									Total Appraised Parcel Value	8,729,700	
									Valuation Method	C	
									Total Appraised Parcel Value	8,729,700	

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
SM-22-124	11-08-2022	834	Sheet Metal	10,000	06-30-2023	100	06-30-2023	New hvac duct work	06-30-2024	TR	03		16	In Office Review
SM-22-28	03-25-2022	834	Sheet Metal	10,000	06-30-2022	100	06-30-2022	Renovation HVAC Duct work	05-09-2023	SR	01		02	Bldg Permit Completed
BLDR-21-13	11-16-2021	804	Addn Alt-Res	1,755,000	05-09-2023	100	06-30-2023	Project to construct a new addi	05-11-2022	SR	01		13	CALL BACK
BLDR-21-12	10-05-2021	810	Demolition	15,780	05-11-2022	100	06-30-2022	Demolish and remove existing	06-12-2020	WD			25	NO TRESPASSING
B35356	09-01-1992	SP	Swimming Pool	25,000	01-15-1994	100	12-31-1994	OS SW.POO	02-27-2020	CK	22		22	Change of Address
B34798	01-01-1992	AD	Addition	50,000	01-15-1993	100	12-31-1993	OS REMOD'	08-08-2017	MS	02		14	Cyclical Inspection
B24947	04-01-1983	RE	Remodel	0	01-15-1984	100	12-31-1984	OS 2ND FL						

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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF14	28.000	CONS RESTR D820583 12/2		1.0000	4,937,632	4,937,600
1	1010	Single Fam M-0	RF-1	3	3.000	AC 14,250.00	1.00000	1.0000	0	1.00	WF14	28.000			1.0000	399,000	1,197,000
1	1010	Single Fam M-0	RF-1	3	0.120	AC 14,250.00	1.00000		0	1.00	WF14	28.000			1.0000	399,000	47,900
Total Card Land Units					4.12	AC	Parcel Total Land Area					4.12	Total Land Value			6,182,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
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	05	5 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	60	6 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id			C		
			B		
Adjust Type			Code		
Condo Flr			Description		
Condo Unit			Factor%		
<b>COST / MARKET VALUATION</b>					
Building Value New		2,519,911			
Year Built		1929			
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		2,143,900			
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
FPL3	Fireplace 2 sto	B	2	7000.00	1984		77		0.00	10,800
FPO	Ext FP Openin	B	1	2000.00	1984		77		0.00	1,500
SPL3	Pool Gunite	L	648	75.00	1992		46	C	1.00	23,500
DKHD	Dock-Heavy	L	1	205000.0	1998		58		0.00	118,900
GAR2	Det Gar-w/FH	L	576	85.00	1992		73	C	1.00	35,700
WDC	Wood Decking	L	188	20.00	1998		58		0.00	2,700
WDC	Wood Decking	L	720	20.00	1998		58		0.00	7,600
FOPC	Open Prch-roo	B	96	55.00	1984		77		0.00	3,500
FEP	Enclosed porc	B	720	70.00	1984		77		0.00	28,700
BMT	Basement-Unfi	B	2,668	26.01	1984		100		0.00	56,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,671	2,671	2,671	286.16	764,329
BMT	Basement Area	0	2,671	0	0.00	0
FAT	Attic, Finished	325	2,168	325	42.90	93,001
FEP	Enclosed Porch	0	720	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
FUS	Upper Story	2,347	2,347	2,347	286.16	671,614
TQS	Three Quarter Story	211	324	211	186.36	60,379
UAT	Attic, Unfinished	0	179	18	28.78	5,151
WDK	Wood Deck	0	720	0	0.00	0
Ttl Gross Liv / Lease Area		5,554	11,896	5,572		1,594,474



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
PELLEGRINO, ANNE B TR 320 CARRIAGE ROAD REALTY TRUS 216B ALLANDALE ROAD  CHESTNUT HIL MA 02467		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			2 Public Water		1 Excel View	RESIDNTL	1010	2,547,200	2,547,200		
					7	RES LAND	1010	6,182,500	5,284,800		
<b>SUPPLEMENTAL DATA</b>						Total				8,729,700	7,832,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1; LOT 6; LOT 8 #DL 2 GIS ID F_955051_2686161				Plan Ref. Land Ct# 14676-B; 14676-D #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)			
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
2025	1010	2,547,200	2024	1010	2,228,800	2023	1010	1,428,600			
	1010	5,284,800		1010	5,284,800		1010	4,836,000			
Total		7,832,000	Total		7,513,600	Total		6,264,600			

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			
Total												
ASSESSING NEIGHBORHOOD												
Nbhd		Nbhd Name		B		Tracing		Batch				
WF14								OSTVIL				
NOTES												
								Appraised Bldg. Value (Card) 2,143,900				
								Appraised Xf (B) Value (Bldg) 186,800				
								Appraised Ob (B) Value (Bldg) 216,500				
								Appraised Land Value (Bldg) 6,182,500				
								Special Land Value 0				
								Total Appraised Parcel Value 8,729,700				
								Valuation Method C				
								Total Appraised Parcel Value 8,729,700				

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	B	Custom									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				<b>CONDO DATA</b>					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				<b>COST / MARKET VALUATION</b>					
Interior Floor 2						Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	11	11 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	02	Conc. Block				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	60	6 Full-0 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
GEN1	Large Generat	L	1	29300.00	2022		96		0.00	28,100	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>
PELLEGRINO, ANNE B TR 320 CARRIAGE ROAD REALTY TRUS 216B ALLANDALE ROAD		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	
			2 Public Water		1 Excel View	RESIDNTL	1010	2,547,200	2,547,200	
CHESTNUT HIL MA 02467		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	6,182,500	5,284,800	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1; LOT 6; LOT 8 #DL 2 GIS ID F_955051_2686161		Plan Ref. Land Ct# 14676-B; 14676-D #SR Life Estate PP STATU Assoc Pid#		Total		8,729,700	7,832,000	

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PELLEGRINO, ANNE B TR		C212199 0	03-02-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PELLEGRINO, ANNE B TR		C212198 0	03-02-2017	U	I	1	1F	2025	1010	2,547,200	2024	1010	2,228,800
PELLEGRINO, ANNE B TR		C212197 0	03-02-2017	U	I	1	1F		1010	5,284,800	2023	1010	1,428,600
PELLEGRINO, ANNE B		#D12031 0	10-04-2012	U	I	0	1					1010	4,836,000
PELLEGRINO, JOSEPH P & ANNE B		C176785 0	05-25-2005	U	I	650,000	1	Total		7,832,000	Total		7,513,600
								Total			Total		6,264,600

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									<b>APPRAISED VALUE SUMMARY</b>			
												Appraised Bldg. Value (Card)			2,143,900
												Appraised Xf (B) Value (Bldg)			186,800
												Appraised Ob (B) Value (Bldg)			216,500
												Appraised Land Value (Bldg)			6,182,500
												Special Land Value			0
												Total Appraised Parcel Value			8,729,700
												Valuation Method			C
												Total Appraised Parcel Value			8,729,700

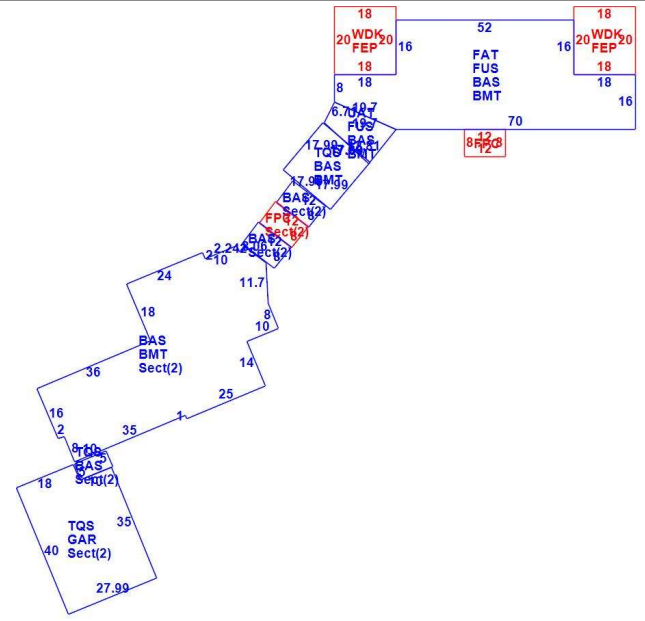
NBHD		Nbhd Name	B	Tracing	Batch
WF14					OSTVIL

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
SM-22-124	11-08-2022	834	Sheet Metal	10,000	06-30-2023	100	06-30-2023	New hvac duct work	06-30-2024	TR	03		16	In Office Review
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BLDR-21-12	10-05-2021	810	Demolition	15,780	05-11-2022	100	06-30-2022	Demolish and remove existing	06-12-2020	WD			25	NO TRESPASSING
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B34798	01-01-1992	AD	Addition	50,000	01-15-1993	100	12-31-1993	OS REMOD'	08-08-2017	MS	02		14	Cyclical Inspection
B24947	04-01-1983	RE	Remodel	0	01-15-1984	100	12-31-1984	OS 2ND FL						

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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF14	28.000	CONS RESTR D820583 12/2		1.0000	4,937,632	4,937,600
1	1010	Single Fam M-0	RF-1	3	3.000	AC 14,250.00	1.00000	1.0000	0	1.00	WF14	28.000			1.0000	399,000	1,197,000
1	1010	Single Fam M-0	RF-1	3	0.120	AC 14,250.00	1.00000		0	1.00	WF14	28.000			1.0000	399,000	47,900
Total Card Land Units					4.12	AC	Parcel Total Land Area					4.12	Total Land Value			6,182,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
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	05	5 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	60	6 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		2,519,911
			Year Built		2022
			Effective Year Built		2023
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		99
			RCNLD		2,143,900
			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
GAR	Attached Gara	B	1,070	40.00	2020		99		0.00	32,500
FOPC	Open Prch-roo	B	96	55.00	2020		99		0.00	4,500
BMT	Basement-Unfi	B	2,264	26.01	2020		99		0.00	48,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,506	2,506	2,506	286.16	717,113
BMT	Basement Area	0	2,264	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
GAR	Attached Garage	0	1,070	0	0.00	0
TQS	Three Quarter Story	728	1,120	728	186.00	208,323
Ttl Gross Liv / Lease Area		3,234	7,056	3,234		925,436

