

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION											
SPINNEY, JOHN N JR & ERIN S 196 W BROOKLINE STREET UNIT #2 BOSTON MA 02118				1	Sloping	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 2,108,500 1,300,100	Assessed 2,108,500 1,300,100														
						6	Septic																						
										7																			
SUPPLEMENTAL DATA																													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 14 #DL 2 GIS ID F_955902_2689532								Plan Ref. Land Ct# 41663-C #SR Life Estate PP STATU Assoc Pid#																					
Total												3,408,600		3,408,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)																
SPINNEY, JOHN N JR & ERIN S REYNOLDS, MADELYN L & JAMES F TR REYNOLDS, MADELYN L DACEY, BRIAN T TR BAKER, JON TR				C228063	0	10-29-2021	U	I	4,500,000	1	1A 1B	Year 2025	Code 1010 1010	Assessed 2,108,500 1,300,100	Year 2024	Code 1010 1010	Assessed V 1,906,100 1,300,100	Year 2023	Code 1010 1010	Assessed 654,400 1,197,500									
				C193424	0	01-18-2011	U	I	1																				
				C149643	0	08-06-1998	Q	I	1,399,000																				
				C147211	0	01-15-1998	U	V	565,000																				
				C141925	0	09-05-1996	U	V	1																				
Total												3,408,600		Total		3,206,200		Total		1,851,900									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		Number		Amount											Comm Int							
2023	N5C	NO RESIDENTIAL EXEMPTION		0.00																									
				Total	0.00																								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,761,100 Appraised Xf (B) Value (Bldg) 111,300 Appraised Ob (B) Value (Bldg) 236,100 Appraised Land Value (Bldg) 1,300,100 Special Land Value 0 Total Appraised Parcel Value 3,408,600 Valuation Method C Total Appraised Parcel Value 3,408,600																	
Nbhd		Nbhd Name			B		Tracing			Batch																			
0115										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-22-98	10-07-2022	834	Sheet Metal	134,436	06-30-2023	100	06-30-2023	8 - zones, 4 ecoer Heat pumps			05-16-2023	SR	01		02	Bldg Permit Completed	
												BLDR-22-54	05-11-2022	830	Pool - Inground	130,000	05-16-2023	100	06-30-2023	construction of 18X38 ingroun			07-11-2022	SR	01		13	CALL BACK	
BLDR-22-40	04-15-2022	882	Detached Acce	247,000	05-16-2023	100	06-30-2023	Pool House			12-30-2021	BM	03		16	In Office Review													
BLDR-22-33	04-06-2022	804	Addn Alt-Res	674,400	05-16-2023	100	06-30-2023	Alteration / Addition / Renovati			06-05-2020	WD			FR	Field Review													
18-3574	10-31-2018	822	Insulation	10,382	06-30-2019	100	06-30-2019	Insulation, Air Sealing & Door			05-18-2018	KM	01		03	Cycl Insp Comp													
26836	11-05-1997	DW	Dwelling	311,300	07-29-1999	100	01-01-1999				05-19-2015	JR	03		03	Cycl Insp Comp													
											05-10-2012	TP	03		16	In Office 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	1010	Single Fam M-0	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0115	6.400					1.0000	1,128,601	1,128,600									
1	1010	Single Fam M-0	RF-1	3	1.880	AC	14,250.00	1.00000	1.0000	0	1.00	0115	6.400					1.0000	91,200	171,500									
Total Card Land Units					2.88	AC	Parcel Total Land Area					2.88	Total Land Value					1,300,100											

Property Location 46 LITTLE ISLAND DRIVE
Vision ID 5173 Account # 417016

Map ID 093/ 058/ 008/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

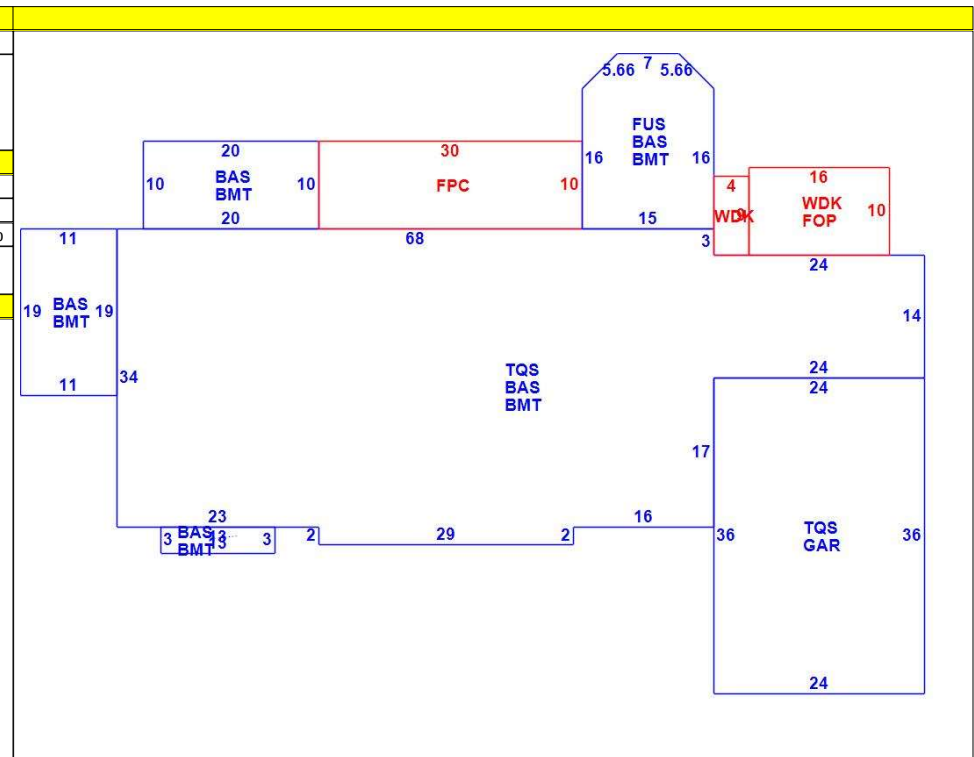
Card # 1 of 2

State Use 1010
Print Date 12/19/2024 5:04:44 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	2				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	42	4 Full-2 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
FPL2	Fireplace 1.5 s	B	1	6000.00	2007		88		0.00	5,300
FOP	Open Porch-ro	B	36	55.00	2007		88		0.00	2,400
GAR	Attached Gara	B	864	40.00	2007		88		0.00	24,300
BMT	Basement-Unfi	B	3,438	26.01	2007		88		0.00	62,400
FOPC	Open Prch-roo	B	300	55.00	2007		88		0.00	10,100
FOP	Open Porch-ro	B	160	55.00	2007		88		0.00	6,800
WDC	Wood Decking	L	196	20.00	2023		98		0.00	4,600
SPL3	Pool Gunite	L	792	75.00	2023		98	B+	1.40	81,700
SPC1	Pool Cover-Au	L	792	17.53	2023		98		0.00	13,600
SPH2	Pool Heater 50	L	1	3081.00	2023		98		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,438	3,438	3,438	330.98	1,137,892
BMT	Basement Area	0	3,438	0	0.00	0
FOP	Open Porch	0	160	0	0.00	0
FPC	Open Porch Conc. Floor	0	300	0	0.00	0
FUS	Upper Story	284	284	284	330.98	93,997
GAR	Attached Garage	0	864	0	0.00	0
TQS	Three Quarter Story	2,321	3,570	2,321	215.18	768,193
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		6,043	12,250	6,043		2,000,082



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