

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PICCICUTO, MATTHEW & KEAST, CH  10 DAVID DRIVE  NATICK MA 01760		3   Below Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	362,300	362,300
			2   Public Water		6	RES LAND	1010	151,600	151,600
<b>SUPPLEMENTAL DATA</b>						Total 513,900 513,900			
Alt Prcl ID		Split Zonin		Plan Ref. 436/67					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 21		#DL 2		Life Estate					
GIS ID F_957418_2705387		Assoc Pid#		PP STATU					

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PICCICUTO, MATTHEW & KEAST, CHRIS		C223874	0	09-28-2020	Q	I	421,000	00	Year	Code	Assessed	Year	Code	Assessed
FENTON, DEAN J & LISAA		C167561	0	12-10-2002	U	I	1	1A	2025	1010	362,300	2024	1010	342,200
ROBBINS, LISAA & DONNA M		C122936	0	03-15-1991	Q	I	112,000	00		1010	151,600		1010	151,600
BAYSIDE BUILDING CO INC		C122211	0	12-15-1990	U	V	90,000	1						
C'S DEVELOPMENT CORP INC		C116779	0	02-15-1989	U	V	1	1B						
Total									513,900	Total	493,800	Total	444,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	331,600
Appraised Xf (B) Value (Bldg)	25,800
Appraised Ob (B) Value (Bldg)	4,900
Appraised Land Value (Bldg)	151,600
Special Land Value	0
Total Appraised Parcel Value	513,900
Valuation Method	C
Total Appraised Parcel Value	513,900

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
EXPR-23-4	04-11-2023	835	Sid/Wind/Roof/	2,435		100		Install R-38 fg and R-22 cellul	07-15-2021	TR	03		16	In Office Review
18-3737	11-09-2018	833	Shd-Res-under	0	06-30-2019	100	06-30-2019	6x8 shed	05-08-2020	LS			FR	Field Review
B34127	01-01-1991	DW	Dwelling	89,000	01-15-1992	100	12-31-1992	MM 11/2 S	12-12-2017	KM	02		03	Cycl Insp Comp
									06-19-2006	PT	02		01	Meas/Est
									10-06-1999	MF	01		00	Meas/Listed-Interior Acces
									01-15-1992	ML	01		00	Meas/Listed-Interior Acces

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	3	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0105	1.000		1.0000	459,376.1
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			151,600

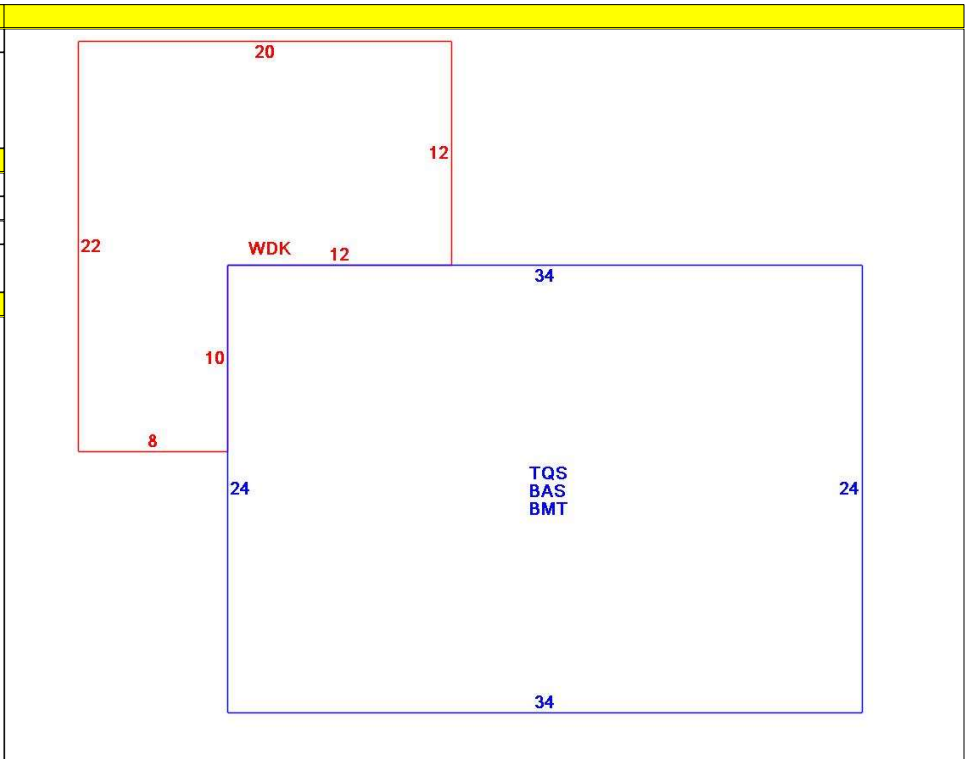
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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	6	6 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	Own	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	372,532
Year Built	1991
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	331,600
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	1	6000.00	2003		89		0.00	5,300
WDC	Wood Decking	L	320	20.00	2018		64		0.00	4,100
BMT	Basement-Unfi	B	816	26.01	2003		89		0.00	20,500
SHED	Shed	L	48	18.00	2019		90		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	276.77	225,844
BMT	Basement Area	0	816	0	0.00	0
TQS	Three Quarter Story	530	816	530	179.76	146,688
WDK	Wood Deck	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		1,346	2,768	1,346		372,532

