

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CANZANO, ROBERT A & JOAN M TR JOAN M CANZANO REV TRUST 256 BEACON ST., UNIT #3 BOSTON MA 02116		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	988,100	988,100
			2 Public Water		7	RES LAND	1010	1,680,400	1,680,400
SUPPLEMENTAL DATA						Total 2,668,500 2,668,500			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		#DL 2		#SR					
GIS ID F_959180_2689849		Assoc Pid#		Life Estate					
				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)									
CANZANO, ROBERT A & JOAN M TRS		26405 0253	06-12-2012	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed				
CANZANO, JOAN M		26405 0249	06-12-2012	U	I	1	1A	2025	1010	988,100	2024	1010	867,500				
CANZANO, JOAN & ROBERT TRS		14007 0093	07-03-2001	U	I	791,777	1I		1010	1,680,400		1010	1,680,400				
COLARUSSO, MARY F		11717 0153	09-23-1998	U	I	1	1A										
COLARUSSO, MARY F TR		11226 0240	02-13-1998	U	I	1	1A										
Total								2,668,500		Total		2,547,900		Total		2,060,200	

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

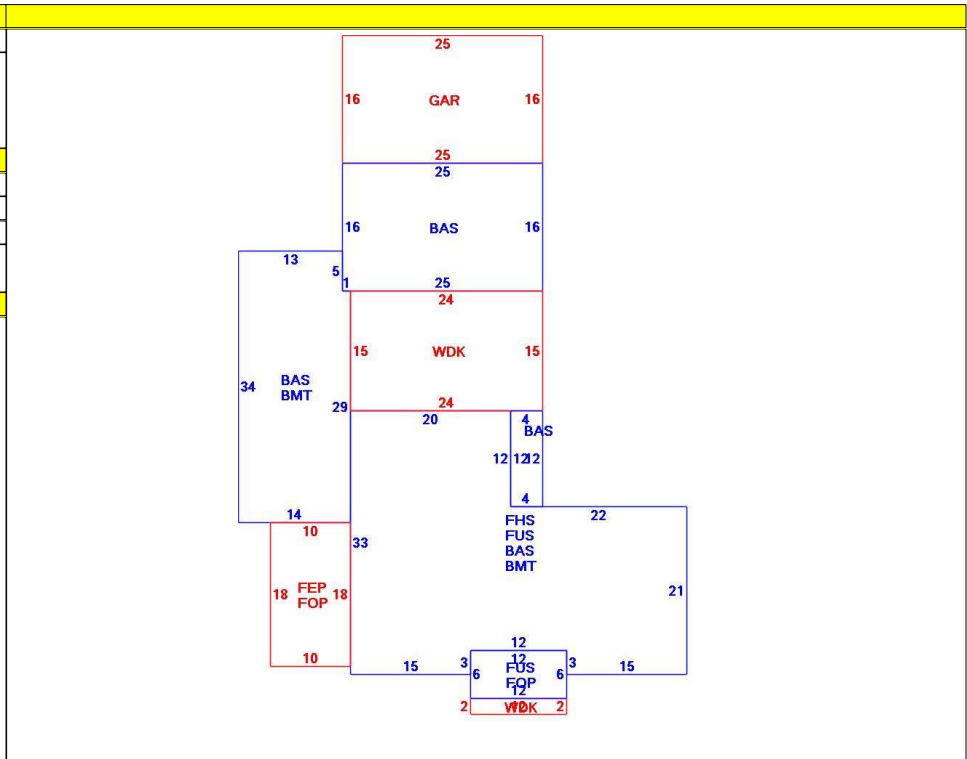
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0118				OSTVIL			
NOTES				Appraised Bldg. Value (Card) 924,800			
				Appraised Xf (B) Value (Bldg) 59,600			
				Appraised Ob (B) Value (Bldg) 3,700			
				Appraised Land Value (Bldg) 1,680,400			
				Special Land Value 0			
				Total Appraised Parcel Value 2,668,500			
				Valuation Method C			
				Total Appraised Parcel Value 2,668,500			

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
19-1641	05-16-2019	822	Insulation	9,899		100		Insulate attic, kneewall, crawls	05-29-2020	WD			FR	Field Review
19-90	01-14-2019	835	Sid/Wind/Roof/	9,500		100		Strip and re-roof approximately	05-15-2018	KM	02		03	Cycl Insp Comp
18-1099	04-18-2018	835	Sid/Wind/Roof/	12,000		100		Strip and re-roof approximately	05-16-2016	JR	03		16	In Office Review
85630	07-22-2005	NS	New Siding	10,000	01-01-2006	100	01-01-2006		09-30-2015	LH	03		16	In Office Review
59123	02-15-2002	RE	Remodel	26,880	04-04-2003	100	01-01-2003		10-24-2006	PT	02		14	Cyclical Inspection
B18547	07-01-1976	DW	Dwelling	0	01-15-1977	100		OS DWELL	04-04-2003	MF	02		07	Mea + Corrected Listing
									06-04-2001	SM	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	RC	3	0.810 AC	176,344.00	1.21279	1.0000	5	1.00	0117	9.700		1.0000	2,074,528	1,680,400
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			1,680,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,266,841
			Year Built		1870
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		924,800
			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	1	7000.00	1984		73		0.00	5,100
SHED	Shed	L	160	18.00	1990		42		0.00	1,200
WDC	Wood Decking	L	384	20.00	1986		34		0.00	2,500
FOP	Open Porch-ro	B	252	55.00	1984		73		0.00	7,600
FEP	Enclosed porc	B	180	70.00	1984		73		0.00	8,600
GAR	Attached Gara	B	400	40.00	1984		73		0.00	11,700
BMT	Basement-Unfi	B	1,557	26.01	1984		73		0.00	26,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,005	2,005	2,005	341.84	685,379
BMT	Basement Area	0	1,557	0	0.00	0
FEP	Enclosed Porch	0	180	0	0.00	0
FHS	Half Story	543	1,086	543	170.92	185,616
FOP	Open Porch	0	252	0	0.00	0
FUS	Upper Story	1,158	1,158	1,158	341.84	395,845
GAR	Attached Garage	0	400	0	0.00	0
WDK	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		3,706	7,022	3,706		1,266,840

