

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					801 FY2025 BARNSTABLE, MA VISION							
SCIPIONE, ANTHONY J & JUNE 245 WALTHAM ST NEWTON MA 02165		1 Level	2 Public Water	1 Paved					Description	Code	Assessed	Assessed										
		4 Gas							RESIDNTL	1010	297,500	297,500										
		6 Septic					7		RES LAND	1010	175,800	175,800										
SUPPLEMENTAL DATA																						
		Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct# 34608-B (SH 2)														
		BID Parcel		ResExpt Q		#SR		Life Estate														
		#DL 1 LOT 20		#DL 2		PP STATU		Assoc Pid#														
		GIS ID F_961467_2700101								Total		473,300		473,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SCIPIONE, ANTHONY J & JUNE SCIPIONE, ANTHONY J SARA & REBECCA LAND CO HOMECORP, INC				C119508	0	01-15-1990	U	I	1	A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				C89965	0	10-15-1982	Q	V	9,500	U	2025	1010	297,500	2024	1010	277,500	2023	1010	245,100			
				C88079	0	10-15-1982	Q	V	5,000	U		1010	175,800			175,800			173,800			
				C70831	0	02-15-1982	U	V	3,000	N	Total		473,300		Total		453,300		Total		418,900	
EXEMPTIONS				OTHER ASSESSMENTS																		
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor												
				Total	0.00																	
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 276,600												
0106								OSTVIL		Appraised Xf (B) Value (Bldg) 18,600												
													Appraised Ob (B) Value (Bldg) 2,300									
													Appraised Land Value (Bldg) 175,800									
													Special Land Value 0									
													Total Appraised Parcel Value 473,300									
													Valuation Method C									
													Total Appraised Parcel Value 473,300									
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						
B29819	08-01-1986	DW	Dwelling	58,000	01-15-1987	100		OS 11/2 S			05-28-2020	LS			FR	Field Review						
											12-05-2017	KM	02		03	Cycl Insp Comp						
											08-20-2012	RB	03		16	In Office Review						
											06-22-2007	PT	02		14	Cyclical Inspection						
											11-04-1998	FS	02		07	Mea + Corrected Listing						
											05-15-1987	AM										
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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0106	1.150			1.0000	475,247.0	175,800				
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value					175,800				

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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	04	4 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	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		329,230
Year Built		1986
Effective Year Built		2003
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		276,600
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
WDC	Wood Decking	L	120	20.00	1999		60		0.00	2,300
BMT	Basement-Unfi	B	768	26.01	2001		84		0.00	18,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	285.79	219,487
BMT	Basement Area	0	768	0	0.00	0
FHS	Half Story	384	768	384	142.90	109,743
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,424	1,152		329,230

