

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUSSO, PETER J 53 CURRYCOMB CIRCLE WEST BARNSTA MA 02668		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	357,200	357,200
			2 Public Water			RES LAND	1010	175,100	175,100
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 404/98-100, 405/1					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 11		#DL 2		Life Estate					
GIS ID F_963648_2712524		Assoc Pid#		PP STATU					

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RUSSO, PETER J	23213	0033	10-15-2008	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed			
GREGORY, ANTHONY L & MILLS, KAREN	20081	0118	07-25-2005	Q	I	410,000	00	2023	1010	317,700	2022	1010	271,300			
ANIGBO, FRANK & THOMAS, KAREN	17520	0149	08-25-2003	U	I	1	1A		1010	173,000		1010	123,000			
ANIGBO, FRANK	15386	0149	07-22-2002	Q	I	322,900	00					1010	5,200			
THORNTON, LAURIE	5682	0305	04-15-1987	Q	I	190,000	00	Total		490,700	Total		394,300	Total		358,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			WBARN

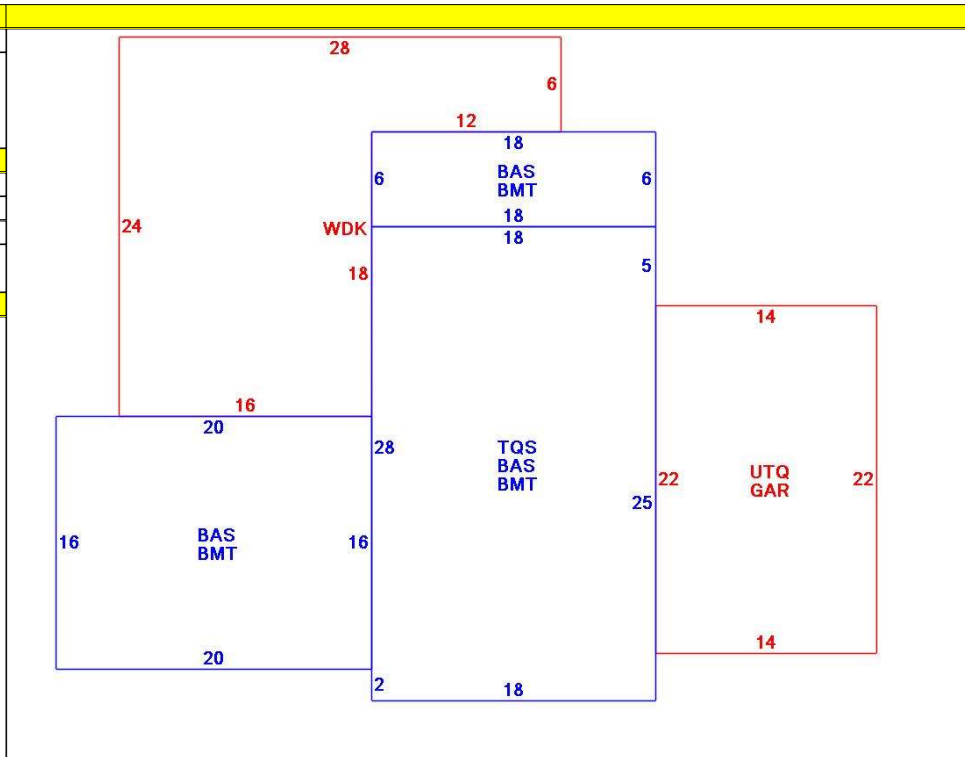
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	312,100
Appraised Xf (B) Value (Bldg)	39,900
Appraised Ob (B) Value (Bldg)	5,200
Appraised Land Value (Bldg)	175,100
Special Land Value	0
Total Appraised Parcel Value	532,300
Valuation Method	C
Total Appraised Parcel Value	532,300

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	
BLDR-23-49	05-09-2023	804	Addn Alt-Res	75,000		0		18 x 20 3 season room additio	04-23-2020	LS			FR	Field Review	
19-1188	04-11-2019	835	Sid/Wind/Roof/	14,734		100		replace 3 doors	12-08-2017	KM	02		03	Cycl Insp Comp	
201000309	01-27-2010	RE	Remodel	5,000	06-30-2011	100	06-30-2011	REMODEL BTH - EXPND SH	07-28-2017	LH	03		16	In Office Review	
B28838	01-01-1986	DW	Dwelling	0	01-15-1987	100	12-31-1987	WB 11/2 S	11-24-2008	NF	02		20	Sale Review	
									12-19-2007	PT	02		14	Cyclical Inspection	
									01-04-2006	PT	01		00	Meas/Listed-Interior Acces	
									12-04-2002	PT	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	5	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0106	1.150		1.0000	500,252.6	175,100
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			175,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
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				371,520	
Year Built				1986	
Effective Year Built				1999	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				312,100	
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	2001		84		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	2001		84		0.00	1,700
WDC	Wood Decking	L	456	20.00	1999		60		0.00	5,200
GAR	Attached Gara	B	308	40.00	2001		84		0.00	11,400
BMT	Basement-Unfi	B	968	26.01	2001		84		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	968	968	968	252.22	244,149
BMT	Basement Area	0	968	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	351	540	351	163.94	88,529
UTQ	Unfinished Three-quarter story	0	308	154	126.11	38,842
WDK	Wood Deck	0	456	0	0.00	0
Ttl Gross Liv / Lease Area		1,319	3,548	1,473		371,520

