Property Location 42 COACHMAN LANE | Map ID 152/ 042/ / / | Bldg Name | State Use 1010
Vision ID 10293 | Account # 324250 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/31/2024 7:09:36 PM

CURRENT OWNER

SCORDATO, JOSEPH M & ALMA B

42 COACHMAN LN

WEST BARNSTA MA 02668

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	384/56
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 4	PP STATU	
#DL 2			
GIS ID	F_962384_2713052	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	470,600	470,600
RES LAND	1010	178,900	178,900
	Total	649,500	649,500

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SCORDATO, JOSEPH M & ALMA B	36049	162	10-24-2023	U	I	10	1F
SCORDATO, JOSEPH M & ALMA B	16573	0070	03-14-2003	Q	I	350,000	00
FOSTER, DAVID S ET UX	9936	0165	11-15-1995	Q	I	195,000	U
WATSON, ALBERT L TR	5087	0041	05-15-1986	Q	I	172,000	U
PETERSON, LISA S & HARRISON, W JO	4736	0143	10-15-1985	U	V	572,000	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	419,200	2022	1010	354,500	2021	1010	306,100
	1010	162,900		1010	121,400		1010	121,400
							1010	2,300
	Total	582,100		Total	475,900		Total	429,800

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	406,400
Appraised Xf (B) Value (Bldg)	61,900
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	178,900
Special Land Value	0
Total Appraised Parcel Value	649,500
Valuation Method	C
Total Appraised Parcel Value	649,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				WBARNS

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20063413	10-06-2006	AD	Addition	20,000	11-05-2007	100	06-30-2007	FEP/WDK/UST
B28768	12-01-1985	DW	Dwelling	80,000	01-15-1987	100		WB 11/2 S

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-30-2023	EG	03		16	In Office Review
05-15-2020	LS			FR	Field Review
01-12-2018	SR	02		03	Cycl Insp Comp
07-22-2014	JR	03		16	In Office Review
01-07-2008	PT	04		44	Drive by inspection only
11-05-2007	PT	02		14	Cyclical Inspection
02-23-2004	GB			03	Cycl Insp Comp

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	5	0.180	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	2,600

Total Card Land Units 1.18 AC | Parcel Total Land Area 1.18 | Total Land Value 178,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C+	Average Plus
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		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

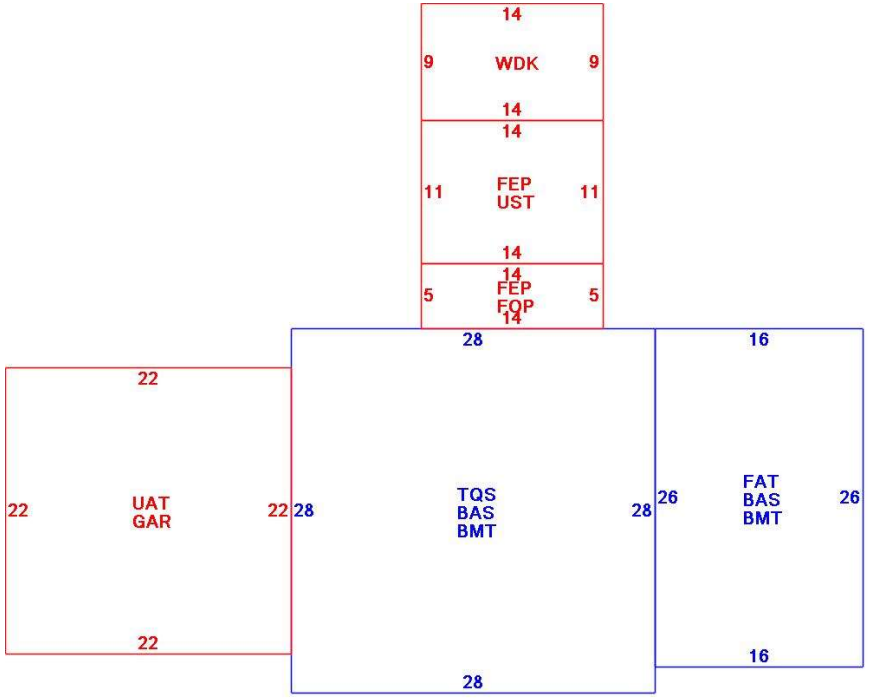
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	483,783
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	406,400
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	2000		84		0.00	5,000
WDC	Wood Decking	L	126	20.00	1999		60		0.00	2,300
FOP	Open Porch-ro	B	70	55.00	2000		84		0.00	3,600
FEP	Enclosed porc	B	224	70.00	2000		84		0.00	11,400
GAR	Attached Gara	B	484	40.00	2000		84		0.00	15,200
UST	Utility Storage-	B	154	17.11	2000		84		0.00	1,600
BMT	Basement-Unfi	B	1,200	26.01	2000		84		0.00	25,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	265.82	318,978
BMT	Basement Area	0	1,200	0	0.00	0
FAT	Attic, Finished	62	416	62	39.62	16,481
FEP	Enclosed Porch	0	224	0	0.00	0
FOP	Open Porch	0	70	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	510	784	510	172.92	135,566
UAT	Attic, Unfinished	0	484	48	26.36	12,759
UST	Utility Enclosure	0	154	0	0.00	0
WDK	Wood Deck	0	126	0	0.00	0
	Ttl Gross Liv / Lease Area	1,772	5,142	1,820		483,784