

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPPELLINA, JOHN D & BARBARA L						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1071 MAIN ST						RESIDNTL	0101	247,360	247,360	
WEST BARNSTA MA 02668						RES LAND	0101	260,080	260,080	
SUPPLEMENTAL DATA						COMMERC.	031S	61,840	61,840	
Alt Prcl ID		Split Zonin		Plan Ref.		COM LAND	031S	59,400	59,400	
#DL 1		#DL 2		#SR		COM LAND	0325	5,620	5,620	VISION
ResExpt Q YES:		Life Estate		PP STATU		Total			634,300	
GIS ID F_964905_2720083		Assoc Pid#					Total			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2010	5C	RESIDENTIAL EXEMPTION	0.00						2023	0101	247,360	2022	0101	247,360	2021	0101	171,440
										0101	260,080		0101	209,520		0101	209,520
										031S	61,840		031S	61,840		0101	75,920
										031S	59,400		031S	46,760		031S	42,860
										0325	5,620		031S	46,760		031S	42,860
Total											634,300			Total			571,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2010	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI07			WBARN				

NOTES										APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)								209,000
										Appraised Xf (B) Value (Bldg)								5,300
										Appraised Ob (B) Value (Bldg)								94,900
										Appraised Land Value (Bldg)								325,100
										Special Land Value								0
										Total Appraised Parcel Value								634,300
										Valuation Method								C
										Total Appraised Parcel Value								634,300

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		
19-2136	07-01-2019	836	Sign	0		100		Bayview Kennels Sign		05-18-2020	DM			FR	Field Review		
17-7	01-03-2017	835	Sid/Wind/Roof/	20,000		100		sTRIP AND REPLACE ROOF		05-06-2020	GM	04		FR	Field Review		
B37318	12-01-1994	AD	Addition	500	01-15-1995	100		WB BARN		08-28-2017	SR	02		03	Cycl Insp Comp		
B35971	06-01-1993	OB	Out Building	1,000	01-15-1994	100		WB SHED		01-15-1989	ML	01		00	Meas/Listed-Interior Acces		
B31722	03-01-1988	AD	Addition	5,000	01-15-1989	100		WB ADD'N									

LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value			
1	031S	MU STORE	WBV	5		1.000	AC 330,000.00	1.00000	C	1.00	CI07	0.900					0	297,000	297,000		
1	0325	STORE/APTS M	WBV	5		0.620	AC 39,600.00	1.14565	R	1.00		1.000					0	45,369.72	28,100		
Total Card Land Units						1.62	AC	Parcel Total Land Area:						1.62	Total Land Value						325,100

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	23	Res Typ Com							
Model	94	Commercial							
Grade	C	Average							
Stories	2								
Occupancy	2.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2									
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F GlS/Cmp							
Interior Wall 1	08	Typical							
Interior Wall 2									
Interior Floor 1	12	Hardwood	RCN		298,543				
Interior Floor 2	03	Concr Finished							
Heating Fuel	02	Oil							
Heating Type	05	Hot Water	Year Built		1911				
AC Type	01	None	Effective Year Built		1981				
Size Adj Tbl	031S	MU STORE	Depreciation Code		A				
Total Rooms			Remodel Rating						
Bedrooms	04		Year Remodeled						
Full Bathrooms	1		Depreciation %		30				
Bath Split	10	1 Full-0 Half	Functional Obsol		0				
Rms/Partitions	02	AVERAGE	External Obsol		0				
Heat/AC	03	HEAT ONLY	Trend Factor		1				
Frame Type	02	WOOD FRAME	Condition						
Baths/Plumbing	02	AVERAGE	Condition %						
Ceiling/Wall	06	CEIL & WALLS	Percent Good		70				
Common Wall	00	0%	RCNLD		209,000				
Wall Height	8.00		Dep % Ovr						
1st Floor Use:	0325		Dep Ovr Comment						
Sewer Occupan			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	% Good	Grade	Grade Adj	Appr. Value
BRR	Bsmt Rec Rm-A	B	200	8.05	1981		70		0.00	1,100
FPL2	Fireplace 1.5 st	B	1	6000.00	1981		70		0.00	4,200
SHED	Shed	L	240	18.00	1994		50		0.00	2,200
FNC3	FENCE-6' CHAI	L	144	22.04	2017		96		0.00	3,000
FNC2	Fence-6' Wd	L	220	27.85	2017		96		0.00	5,900
KEN1	KENNEL-AVG	L	795	107.88	2017		96	C	1.00	82,300
SGN2	DOUBLE SIDE	L	6	39.53	2017		96		0.00	200
FNG3	GATE, C.L. 6'H	L	3	464.21	2017		96		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,548	1,548	1,548	118.80	183,901	
BMT	Basement Area	0	784	157	23.79	18,652	
FEP	Enclosed Porch	0	98	34	41.22	4,039	
FPC	Open Porch Conc. Floor	0	192	29	17.94	3,445	
FUS	Upper Story	784	784	745	112.89	88,506	
Ttl Gross Liv / Lease Area		2,332	3,406	2,513		298,543	

