Property Location 630 SOUTH MAIN STREET | Map ID 186/ 042/ / / | Bldg Name | State Use 1010
Vision ID 12561 | Account # 107039 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/1/2024 12:01:49 PM

CURRENT OWNER

KNAPP, STEPHEN A

3 MEADOW POND LANE

NATICK MA 01760

TOPO / UTILITIES / STRT / ROAD / LOCATION

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

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	363/67
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT UNNUM	PP STATU	
#DL 2			
GIS ID	F_969868_2695637	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	424,100	424,100
RES LAND	1010	465,900	465,900
Total		890,000	890,000

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
KNAPP, STEPHEN A	33285	0073	09-22-2020	Q	I	510,000	00
SYLVESTER, CARL C & DEBRA J	30001	0157	10-13-2016	Q	I	390,000	00
SHELDRICK, CAROLYN J & PENTEK, BA	20805	0234	03-08-2006	U	I	1	1A
PRATT, RUTH C	3783	0042	06-28-1983	Q	I	80,000	U
DESIGN REALTY, INC	3318	0025	07-03-1981	Q	I	53,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	360,500	2022	1010	311,000	2021	1010	245,400
	1010	327,900		1010	278,300		1010	253,000
							1010	4,400
	Total	688,400		Total	589,300		Total	502,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0110				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	400,300
Appraised Xf (B) Value (Bldg)	19,400
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	465,900
Special Land Value	0
Total Appraised Parcel Value	890,000
Valuation Method	C
Total Appraised Parcel Value	890,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-21-3	03-17-2021	835	Sid/Wind/Roof/	9,703		100		Insulation and Air Sealing.
B28929	02-01-1986	AD	Addition	30,000	01-15-1987	100		CE ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-14-2020	WD			FR	Field Review
02-27-2018	KM	02		03	Cycl Insp Comp
03-03-2016	AL	03		16	In Office Review
11-21-2008	PT	02		14	Cyclical Inspection
09-27-2001	PT	01		00	Meas/Listed-Interior Acces
04-15-1987	JG				

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	RD-	3	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0110	3.100		1.0000	1,606,493	465,900

Total Card Land Units 0.29 AC | Parcel Total Land Area 0.29 | Total Land Value 465,900

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Vision ID 12561 | Account # 107039 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/1/2024 12:01:50 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C+	Average Plus
Stories	1	1 Story
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2	14	Carpet
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	08	Mixed
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

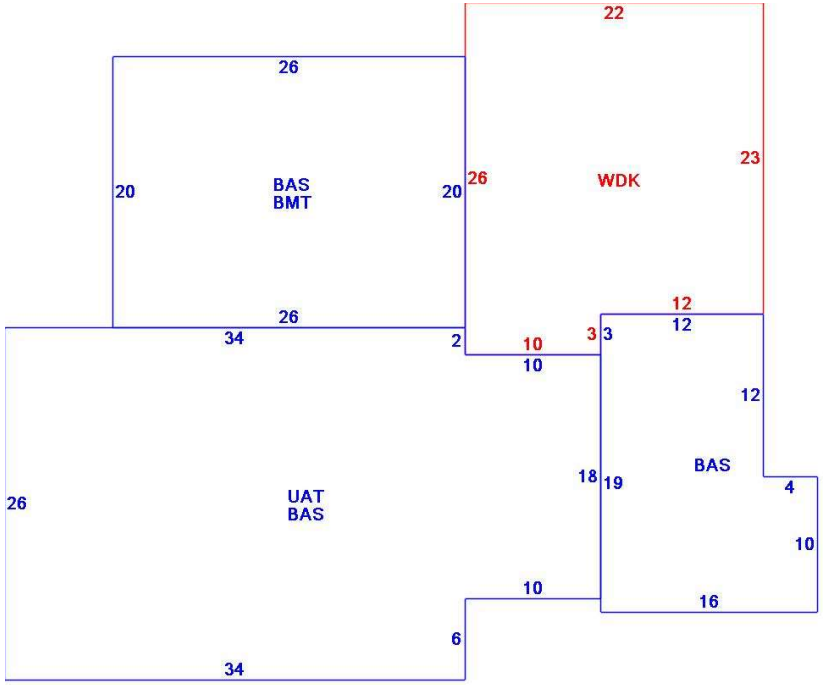
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	563,835
Year Built	1952
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	400,300
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
FPL1	Fireplace 1 sto	B	2	5000.00	1984		71		0.00	7,100
WDC	Wood Decking	L	536	20.00	1991		44		0.00	4,400
BMT	Basement-Unfi	B	520	26.01	1984		71		0.00	12,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,888	1,888	1,888	282.77	533,862
BMT	Basement Area	0	520	0	0.00	0
UAT	Attic, Unfinished	0	1,064	106	28.17	29,973
WDK	Wood Deck	0	536	0	0.00	0
	Ttl Gross Liv / Lease Area	1,888	4,008	1,994		563,835