

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KUNCAITIS, ARUNAS J & DENISE A						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
12 ALGONQUIN ROAD						RESIDENTL	1010	552,900	552,900	
CANTON MA 02021						RES LAND	1010	206,900	206,900	
SUPPLEMENTAL DATA						Total		759,800	759,800	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_969748_2701523				Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KUNCAITIS, ARUNAS J & DENISE A		35634 224	10-24-2022	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
KUNCAITIS, ELENA		10362 0234	08-27-1996	U	I	1	1F	2023	1010	474,600	2022	1010	397,000
KUNCAITIS, ELENA		5530 0255	01-15-1987	U	I	1	H		1010	204,900	2021	1010	146,800
KUNCAITIS, JOSEPH & ELENA		0969 0421	04-08-1957	U	V	0						1010	2,200
Total								Total	679,500	Total	543,800	Total	480,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	504,100		
Appraised Xf (B) Value (Bldg)	46,600		
Appraised Ob (B) Value (Bldg)	2,200		
Appraised Land Value (Bldg)	206,900		
Special Land Value	0		
Total Appraised Parcel Value	759,800		
Valuation Method	C		
Total Appraised Parcel Value	759,800		

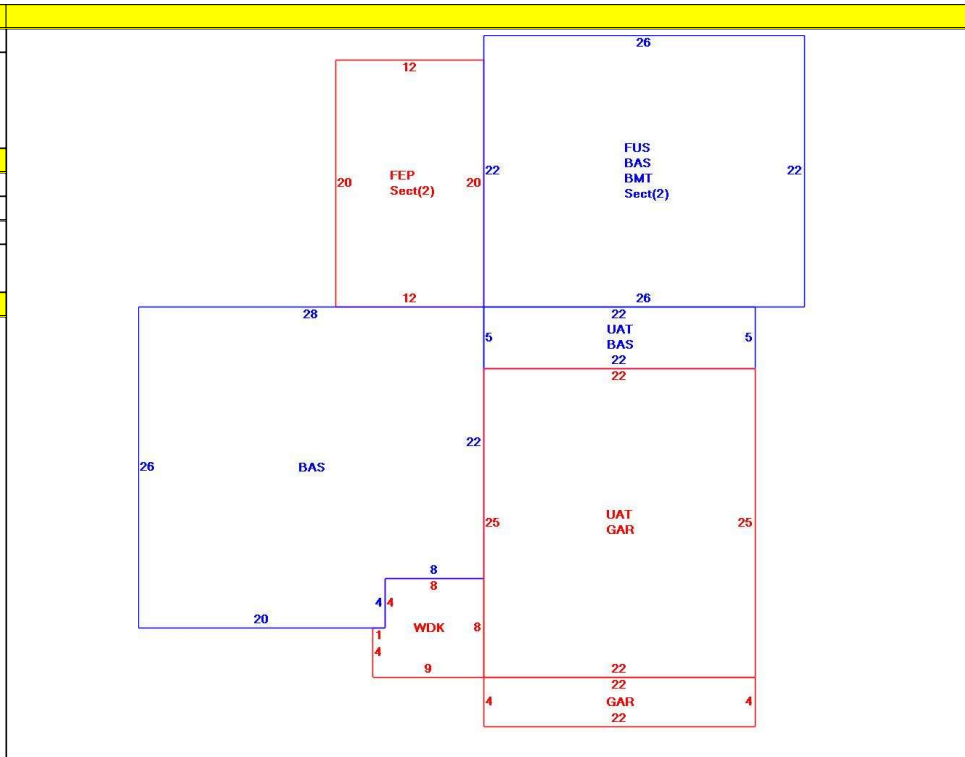
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
16-3711	01-25-2018	804	Addn Alt-Res	250,000	04-09-2019	100	06-30-2019	Costruct 2 story addition and b 3 ZONES, 2 - YORK GAS FIR	06-03-2020	LS			FR	Field Review	
18-143	01-17-2018	834	Sheet Metal	24,654	04-09-2019	100	06-30-2019		04-09-2019	SR	03			02	Bldg Permit Completed
30284	04-22-1998	AD	Addition	50,000	07-01-1999	100	06-30-2000		04-12-2018	SR	02			13	CALL BACK
									05-15-2017	SR	02			13	CALL BACK
									03-17-2015	SR	02			03	Cycl Insp Comp
									12-15-2008	PT	02			14	Cyclical Inspection
									05-22-2000	MF	02			02	Bldg Permit Completed

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RD-	3	0.250 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	4,100	
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value					206,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	593,444
Year Built	1940
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	504,100
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
WDC	Wood Deck w/	L	68	18.00	1989		40		0.00	1,200
GAR	Attached Gara	B	638	40.00	1979		69		0.00	15,200
SHED	Shed	L	96	18.00	1999		60		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	806	806	806	278.56	224,519
GAR	Attached Garage	0	638	0	0.00	0
UAT	Attic, Unfinished	0	660	66	27.86	18,385
WDK	Wood Deck	0	68	0	0.00	0
Ttl Gross Liv / Lease Area		806	2,172	872		242,904



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SUPPLEMENTAL DATA						Total		759,800	759,800	VISION
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KUNCAITIS, JOSEPH & ELENA		0969 0421	04-08-1957	U	V	0						1010	2,200
Total								Total		679,500	Total		543,800
Total								Total		480,400	Total		480,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 504,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 46,600				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

NOTES			
Total Appraised Parcel Value 759,800			
Valuation Method C			
Total Appraised Parcel Value 759,800			

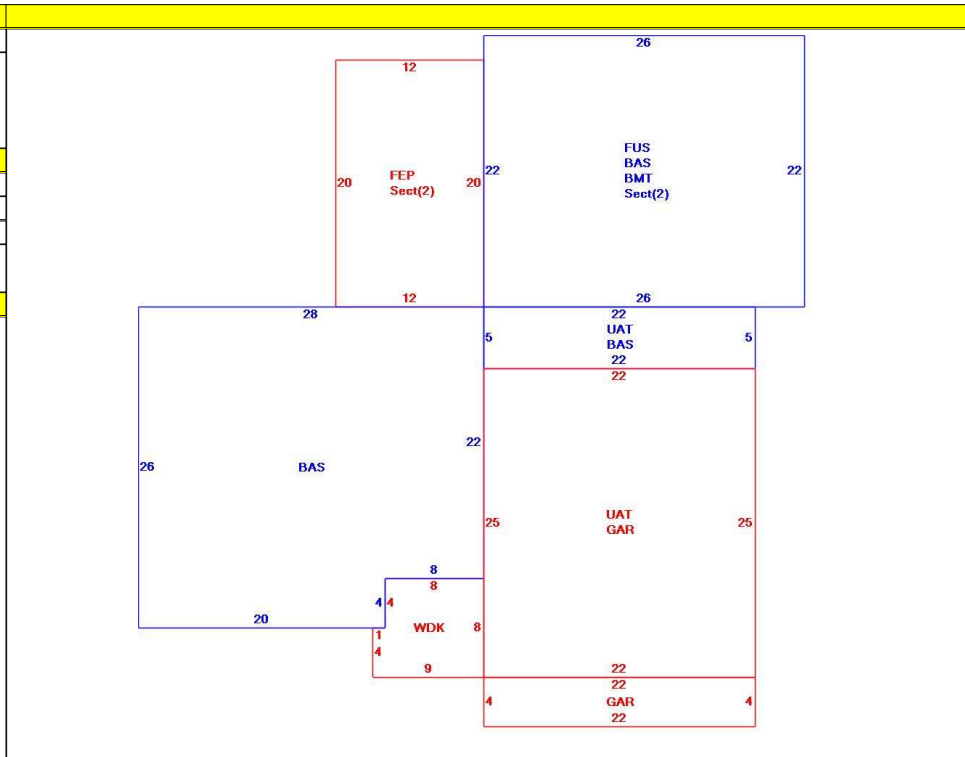
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Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	593,444
Year Built	2016
Effective Year Built	2014
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	504,100
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
BMT	Basement-Unfi	B	572	26.01	2018		96		0.00	17,800
FEP	Enclosed porc	B	240	70.00	2018		96		0.00	13,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	572	572	572	306.42	175,270
BMT	Basement Area	0	572	0	0.00	0
FEP	Enclosed Porch	0	240	0	0.00	0
FUS	Upper Story	572	572	572	306.42	175,270
Ttl Gross Liv / Lease Area		1,144	1,956	1,144		350,540

