

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CULLEN, THOMAS M JR & MARY M  248 SAN RAMON WAY		3   Below Street	2   Public Water	1   Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 489,800 168,200	Assessed 489,800 168,200
		4   Gas							
		6   Septic							
<b>SUPPLEMENTAL DATA</b>									
NOVATO CA 94945		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_943568_2696026		Plan Ref. 557/1 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 658,000 658,000			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CULLEN, THOMAS M JR & MARY M		30632 0253	07-17-2017	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed			
PIROSKI, JOHN & CARMEN		25286 0241	02-28-2011	Q	I	355,000	00	2023	1010	433,500	2022	1010	362,700			
MARQUES, CARLOS A & NICOLE B		22471 0306	11-14-2007	U	I	310,000	1L		1010	152,900		1010	113,300			
RIBEIRO, DILMAR		20473 0255	11-15-2005	Q	I	420,000	00					1010	7,500			
MICHAELSON, WILLIS H JR		15033 0142	04-10-2002	U	I	1	1F	Total		586,400	Total		476,000	Total		424,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	444,900
Appraised Xf (B) Value (Bldg)	37,400
Appraised Ob (B) Value (Bldg)	7,500
Appraised Land Value (Bldg)	168,200
Special Land Value	0
Total Appraised Parcel Value	658,000
Valuation Method	C
Total Appraised Parcel Value	658,000

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
17-1535	05-22-2017	880	Alt-Int work-Res	24,000	06-30-2017	100	06-30-2017	In 2011 portion of basement w INSTALL SOLAR PANELS ON	05-28-2020	DM			FR	Field Review
201508312	12-24-2015	PV	Solar PV Syste	20,000	04-28-2016	100	06-30-2016		09-19-2017	MS	03		16	In Office Review
59935	03-26-2002	WD	Wood Deck	1,500	08-21-2002	100	01-01-2003		05-05-2016	SR	01		02	Bldg Permit Completed
51574	02-08-2001	DW	Dwelling	181,512	03-12-2002	100	01-01-2003		03-04-2014	SR	01		03	Cycl Insp Comp
									12-16-2011	NF	02		20	Sale Review
									07-27-2010	NF	03		02	Bldg Permit Completed
									07-21-2010	MK	01		52	New Construction

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	2	0.660	AC 176,344.00	1.44436	1.0000	5	1.00	0105	1.000		1.0000	254,711.2	168,100
1	1010	Single Fam M-0	RF	2	0.060	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	100
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value			168,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description		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										
CONDO DATA				CONDO DATA						
Parcel Id		C		Owne	0.0					
				B						
				S						
Adjust Type	Code	Description		Factor%						
Condo Flr										
Condo Unit										
COST / MARKET VALUATION				COST / MARKET VALUATION						
Building Value New			488,847							
Year Built			2002							
Effective Year Built			2007							
Depreciation Code			A							
Remodel Rating										
Year Remodeled										
Depreciation %			9							
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %										
Percent Good			91							
RCNLD			444,900							
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 Decking	L	336	20.00	2006		74		0.00	4,900
BMT	Basement-Unfi	B	1,152	26.01	2009		91		0.00	26,500
PATC	Conc Pavers	L	84	15.46	2006		87		0.00	1,400
PAT2	Patio-Good	L	120	9.94	2006		87		0.00	1,200
BFA	Bsmt Fin-Avg	B	690	17.36	2009		91		0.00	10,900
SOL2	Solar PV Pane	B	32	725.00	2009		0		0.00	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,152	1,152	1,152	285.21	328,560				
BMT	Basement Area	0	1,152	0	0.00	0				
PTO	Patio	0	204	0	0.00	0				
TQS	Three Quarter Story	562	864	562	185.52	160,287				
WDK	Wood Deck	0	336	0	0.00	0				
Ttl Gross Liv / Lease Area		1,714	3,708	1,714		488,847				

