

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MANIGAN, DOROTHY R 84 RUSTIC DRIVE WOONSOCKET RI 02895	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	318,400	318,400		
		6 Septic				RES LAND	1010	152,200	152,200		
SUPPLEMENTAL DATA						Total				470,600	470,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 16 #DL 2 GIS ID F_968178_2705711				Plan Ref. 272/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MANIGAN, DOROTHY R	26037	0089	01-27-2012	Q	I	236,800	00	Year	Code	Assessed	Year	Code	Assessed		
EGAN, MARK R ESTATE OF	26037	0086	01-27-2012	U	I	0	1	2023	1010	274,700	2022	1010	237,900		
EGAN, MARK R	11460	0096	05-28-1998	Q	I	115,000	00		1010	138,400		1010	102,500		
ST GERMAINE, OLIVE L	5454	0063	12-15-1986	U	I	1	H					1010	3,400		
ST GERMAINE, OSCAR W	4180	0119	07-15-1984	Q	I	81,500	U	Total		413,100	Total		340,400	Total	299,000

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				CENVIL				
NOTES				Appraised Bldg. Value (Card)				274,400
				Appraised Xf (B) Value (Bldg)				40,600
				Appraised Ob (B) Value (Bldg)				3,400
				Appraised Land Value (Bldg)				152,200
				Special Land Value				0
				Total Appraised Parcel Value				470,600
				Valuation Method				C
				Total Appraised Parcel Value				470,600

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	
EXPR-23-8	06-22-2023	835	Sid/Wind/Roof/	41		100		Replace all siding, exterior trim	04-21-2020	LS			FR	Field Review	
									12-01-2017	KM	02		03	Cycl Insp Comp	
									02-01-2011	NF	03		03	Cycl Insp Comp	
									01-26-2009	PT	02		14	Cyclical Inspection	
									01-11-2000	PT	01		00	Meas/Listed-Interior Acces	
									11-15-1989	ML	01		00	Meas/Listed-Interior Acces	

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	RC	3	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	338,707
Year Built	1976
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	274,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	1996		81		0.00	4,100
WDC	Wood Decking	L	308	20.00	1997		56		0.00	3,400
GAR	Attached Gara	B	364	40.00	1996		81		0.00	12,300
BMT	Basement-Unfi	B	1,196	26.01	1996		81		0.00	24,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	283.20	338,707
BMT	Basement Area	0	1,196	0	0.00	0
GAR	Attached Garage	0	364	0	0.00	0
WDC	Wood Deck	0	308	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	3,064	1,196		338,707

