

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION		
COOMBS, FRANK A & HELEN A 71 ALLAN RD WEST BARNSTA MA 02668		2	Above Street	2	Public Water	1	Paved	Description	Code		Assessed	Assessed
		4	Gas			RESIDNTL	1010	620,100	620,100			
		6	Septic			RES LAND	1010	178,200	178,200			
SUPPLEMENTAL DATA						Total		798,300	798,300			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5A #DL 2 GIS ID F_967688_2711409				Plan Ref. 400/30 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)								
COOMBS, FRANK A & HELEN A	8351	0219	12-11-1992	U	I	188,925	D	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREENBRIER HOMES, INC	8085	0240	06-26-1992	U	V	32,000	L	2023	1010	487,800	2022	1010	456,800	2021	1010	385,600
NATIONAL CREDIT UNION ADMST	7854	0335	01-29-1992	U	V	15,000	L		1010	162,200		1010	120,700		1010	120,700
MCKEON, JOHN C	4267	0147	09-28-1984	U	V	121,000	N								1010	10,300
SPELLENBERG, ARTHUR R & ADELE W	1476	0772	06-26-1970	Q		17,500	U	Total		650,000	Total		577,500	Total		516,600

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											
0105						CENVIL											
NOTES														Appraised Bldg. Value (Card)		541,400	
														Appraised Xf (B) Value (Bldg)		68,400	
														Appraised Ob (B) Value (Bldg)		10,300	
														Appraised Land Value (Bldg)		178,200	
														Special Land Value		0	
														Total Appraised Parcel Value		798,300	
														Valuation Method		C	
														Total Appraised Parcel Value		798,300	

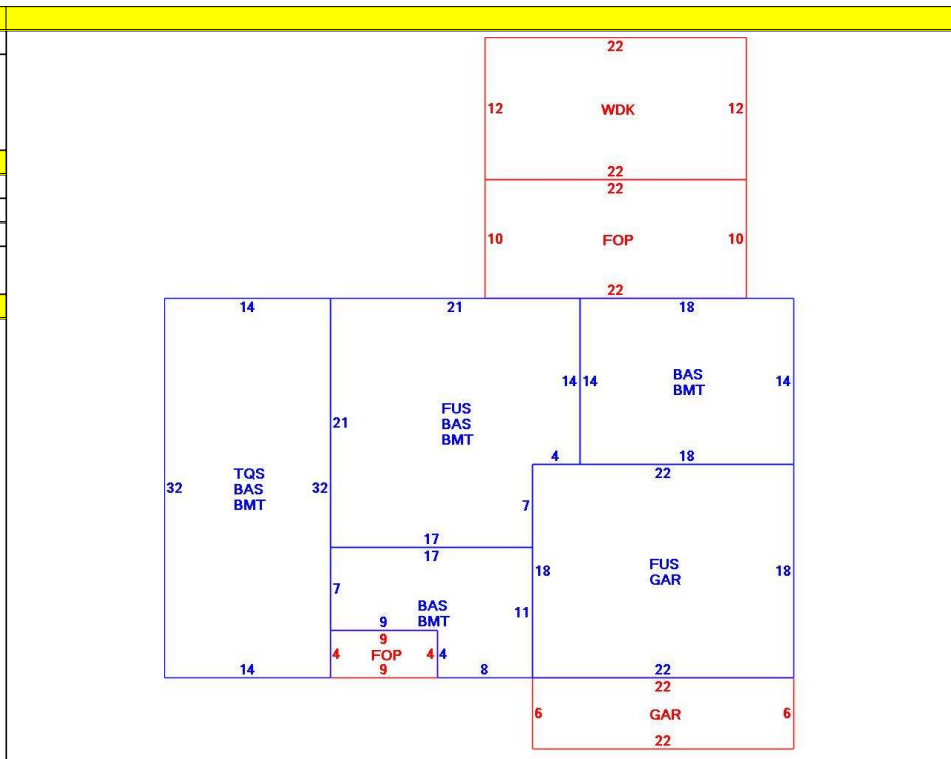
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
B35367	09-01-1992	DW	Dwelling	125,000	01-15-1993	100		CE 11/2 S		05-26-2020	SR	02		03	Cycl Insp Comp	
										04-28-2020	LS			FR	Field Review	
										12-15-1999	PT	01		00	Meas/Listed-Interior Acces	
										03-15-1993	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	RF	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000				1.0000	176,344	176,300	
1	1010	Single Fam M-0	RF	3	0.130	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000				1.0000	14,250	1,900	
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value					178,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	622,328
Year Built	1992
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	541,400
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2004		87		0.00	5,200
BFA	Bsmt Fin-Avg	B	600	17.36	2004		87		0.00	9,100
WDC	Wood Deck w/	L	264	18.00	2001		64		0.00	3,200
FOP	Open Porch-ro	B	220	55.00	2004		87		0.00	8,300
GAR	Attached Gara	B	528	40.00	2004		87		0.00	16,700
BMT	Basement-Unfi	B	1,264	26.01	2004		87		0.00	27,100
FOPC	Open Prch-roo	B	36	55.00	2004		87		0.00	2,000
SHED	Shed	L	48	18.00	1995		52		0.00	400
GAZ1	Gazebo - Stan	L	1	12887.00	1995		52	C	1.00	6,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	263.25	332,751
BMT	Basement Area	0	1,264	0	0.00	0
FOP	Open Porch	0	256	0	0.00	0
FUS	Upper Story	809	809	809	263.25	212,971
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	291	448	291	171.00	76,606
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		2,364	4,833	2,364		622,328

