

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
ROMAN, DONALD B & SHIRLEY A PO BOX 226 WEST BARNSTA MA 02668		1	Level	4	Gas	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				5	Well					RESIDNTL	1010	1,096,700	1,096,700
				6	Septic					RES LAND	1010	339,400	339,400
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 3 #DL 2 GIS ID F_967691_2717595						Plan Ref. Land Ct# 41001-A #SR Life Estate PP STATU Assoc Pid#				Total 1,436,100 1,436,100			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ROMAN, DONALD B & SHIRLEY A		C120811	0	06-20-1990		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
												2023	1010	983,500	2022	1010	849,900	2021	1010	636,900
													1010	339,200		1010	227,600		1010	241,500
																1010			1010	102,200
												Total		1,322,700	Total		1,077,500	Total		980,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2010	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

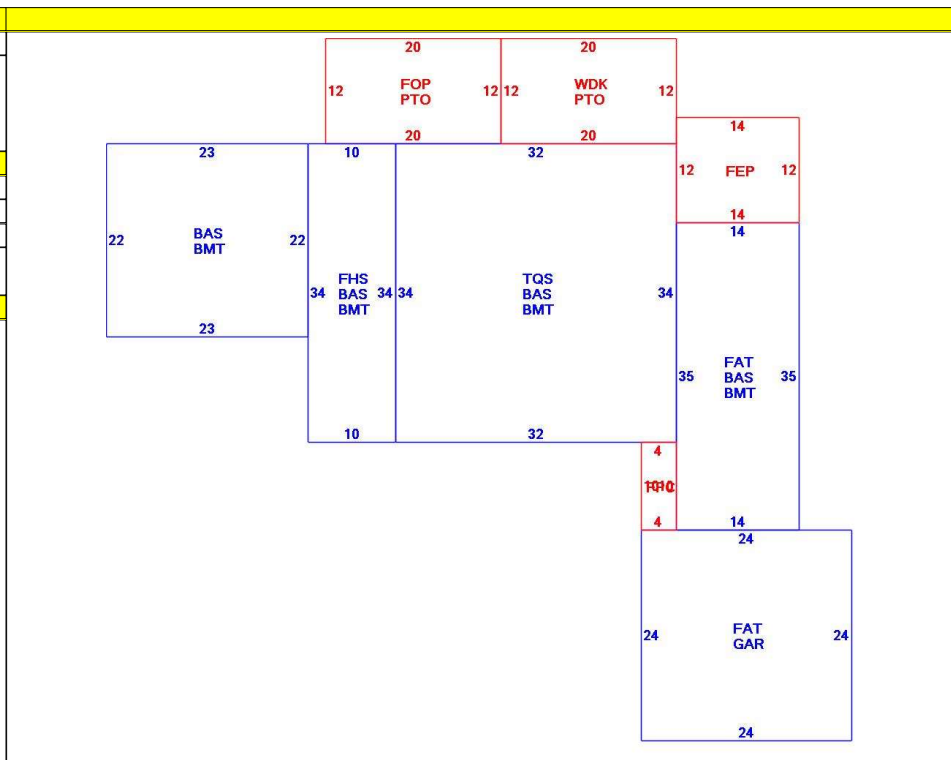
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Appraised Bldg. Value (Card)	894,400		
0108			Batch	Appraised Xf (B) Value (Bldg)	100,100		
			WBARNs	Appraised Ob (B) Value (Bldg)	102,200		

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Land Value (Bldg)	339,400		
												Special Land Value	0		
												Total Appraised Parcel Value	1,436,100		
												Valuation Method	C		
												Total Appraised Parcel Value	1,436,100		

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
										05-18-2020	DM			FR	Field Review
										01-27-2020	SR	01		03	Cycl Insp Comp
										03-04-2015	TR	03		16	In Office Review
										02-18-2015	JR	03		03	Cycl Insp Comp
										12-23-2014	AL	03		16	In Office Review
										04-02-2013	TR	03		16	In Office Review
										02-01-2013	TR	03		16	In Office Review

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	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800	
1	1010	Single Fam M-0	RF	5	1.400	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	33,900	
1	1010	Single Fam M-0	RF	5	2.410	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	5,700	
Total Card Land Units					4.81	AC	Parcel Total Land Area					4.81	Total Land Value				339,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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 1,028,008		
			Year Built 1982		
			Effective Year Built 2002		
			Depreciation Code G		
			Remodel Rating		
			Year Remodeled		
			Depreciation % 13		
			Functional Obsol 0		
			External Obsol 0		
			Trend Factor 1		
			Condition		
			Condition %		
			Percent Good 87		
			RCNLD 894,400		
			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	2	6000.00	2004		87		0.00	10,400
BFA	Bsmnt Fin-Avg	B	400	17.36	2004		87		0.00	6,000
BRN1	Barn - 1 Story	L	484	29.38	1982		63	00	1.00	9,000
SPL1	Pool-Concrete	L	512	100.00	1982		26	00	1.00	13,300
WDC	Wood Decking	L	240	20.00	1998		58		0.00	3,000
FOP	Open Porch-ro	B	240	55.00	2004		87		0.00	8,800
FEP	Enclosed porc	B	168	70.00	2004		87		0.00	9,800
GAR	Attached Gara	B	576	40.00	2004		87		0.00	17,800
BMT	Basement-Unfi	B	2,424	26.01	2004		87		0.00	45,200
PAT1	Patio- Average	L	480	5.89	1995		76		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,424	2,424	2,424	297.03	719,992
BMT	Basement Area	0	2,424	0	0.00	0
FAT	Attic, Finished	160	1,066	160	44.58	47,524
FEP	Enclosed Porch	0	168	0	0.00	0
FHS	Half Story	170	340	170	148.51	50,494
FOP	Open Porch	0	240	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	480	0	0.00	0
TQS	Three Quarter Story	707	1,088	707	193.01	209,998
Ttl Gross Liv / Lease Area		3,461	9,086	3,461		1,028,008



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