

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GOMBAR, JOHN D & BARBARA A TR JOHN & BARBARA GOMBAR LIVING PO BOX 461 SAN LUIS REY CA 92068		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 310,000 205,300	Assessed 310,000 205,300
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 24 #DL 2 GIS ID F_972385_2697583				Plan Ref. 140/33 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 515,300 515,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOMBAR, JOHN D & BARBARA A TRS CREBO, WAYNE & ANNA		12585 0174	10-05-1999	Q	I	153,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		1492 0706	12-02-1970	Q		27,000	U	2023	1010 1010	271,300 186,700	2022	1010 1010	241,500 128,400	2021	1010 1010 1010	194,700 130,400 10,200	
Total										458,000	Total		369,900		Total		335,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	243,400
Appraised Xf (B) Value (Bldg)	56,400
Appraised Ob (B) Value (Bldg)	10,200
Appraised Land Value (Bldg)	205,300
Special Land Value	0
Total Appraised Parcel Value	515,300
Valuation Method	C
Total Appraised Parcel Value	515,300

NOTES							

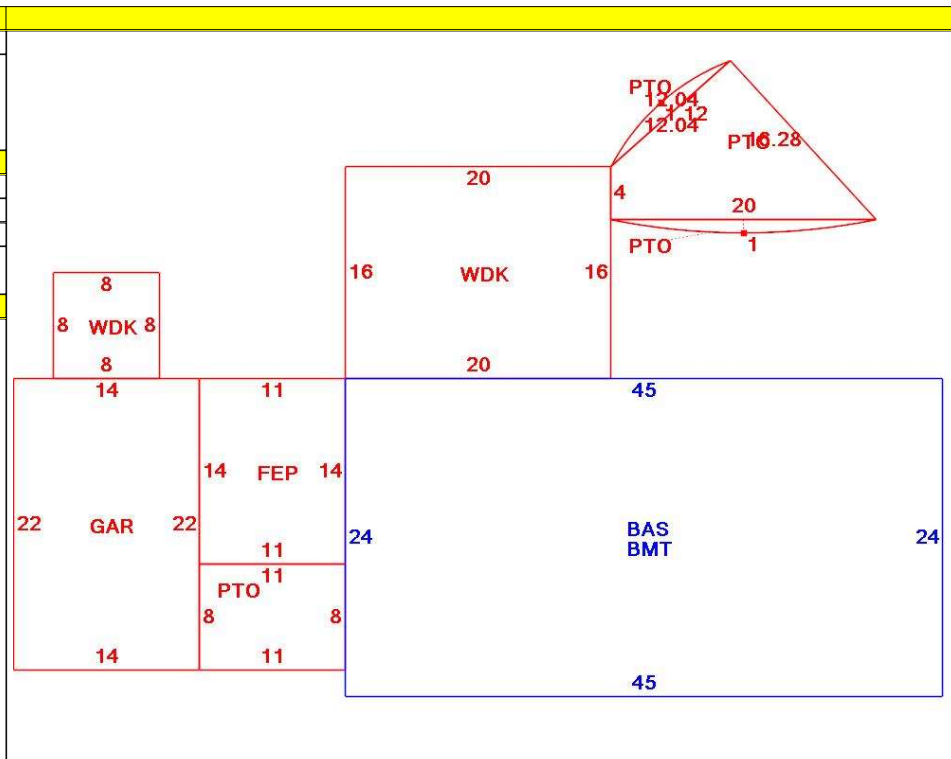
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-2653	09-04-2019	880	Alt-Int work-Res	15,000	01-03-2020	100	06-30-2020	REMOVE WALL BETWEEN KI	06-30-2020	TR	02		02	Bldg Permit Completed
19-1303	05-28-2019	822	Insulation	4,400	01-03-2020	100	06-30-2020	Add R-38 fiberglass, and R-37	05-14-2020	WD			FR	Field Review
201301199	03-29-2013	FB	Finish Basemen	5,000	06-30-2014	100	06-30-2014	FAM RM-EXERC RM-TV RM-	10-04-2016	AL	22		22	Change of Address
201002199	05-04-2010	RE	Remodel	6,000	02-03-2011	100	06-30-2011	BTH IN BMT	08-09-2016	KM	02		03	Cycl Insp Comp
77622	06-30-2004	WD	Wood Deck	2,500	10-25-2004	100	01-01-2005	20X16&8X8 DECK	03-13-2014	NF	03		16	In Office Review
47873	08-04-2000	NR	New Roof	5,200	06-30-2001	100	06-30-2001	REROOF STRIPPING OLD 25	04-21-2011	RB	03		02	Bldg Permit Completed
									02-03-2011	MK	02		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	RC	3	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0107	1.400			1.0000	892,723.8
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			205,300

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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	312,077
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	243,400
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	1993		78		0.00	3,900
WDC	Wood Decking	L	384	20.00	1995		52		0.00	3,900
BFA	Bsmt Fin-Avg	B	868	17.36	1993		78		0.00	11,800
FEP	Enclosed porc	B	154	70.00	1993		78		0.00	8,300
GAR	Attached Gara	B	308	40.00	1993		78		0.00	10,600
BMT	Basement-Unfi	B	1,080	26.01	1993		78		0.00	21,800
PAT2	Patio-Good	L	88	9.94	2016		97		0.00	1,000
PATF	Flagstone Pav	L	160	30.00	2016		97		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	288.96	312,077
BMT	Basement Area	0	1,080	0	0.00	0
FEP	Enclosed Porch	0	154	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	248	0	0.00	0
WDK	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	3,254	1,080		312,077

