Property Location 291 GREAT MARSH ROAD | Map ID 210/ 138/ / / | Bldg Name | State Use 1010
Vision ID 15133 | Account # 130735 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 9:05:07 AM

CURRENT OWNER

GONCALVES, ELSON TR
PHOENIX REALTY TRUST
534 MARSTONS LANE
YARMOUTH PO MA 02675

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	193/93
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	NO APP:	Life Estate	
#DL 1	UNNUM LOT	PP STATU	
#DL 2			
GIS ID	F_970905_2703501	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	339,400	339,400
RES LAND	1010	157,200	157,200
Total		496,600	496,600

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
GONCALVES, ELSON TR	32924	0080	05-21-2020	U	I	10	1F
GONCALVES, ELSON	31636	0160	10-31-2018	Q	I	270,000	00
MCHENRY, JANET	30619	0264	02-21-2015	U	I	0	1F
MCHENRY, MACHIN P & JANET P	4195	0239	07-15-1984	Q	I	88,000	U
COUTURE, DORIS G	3872	0148	09-15-1983	Q	I	79,842	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	306,800	2022	1010	261,100	2021	1010	215,800
	1010	142,900		1010	105,800		1010	105,800
							1010	4,600
	Total	449,700		Total	366,900		Total	326,200

EXEMPTIONS

Year	Code	Description	Amount
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	284,200
Appraised Xf (B) Value (Bldg)	47,200
Appraised Ob (B) Value (Bldg)	8,000
Appraised Land Value (Bldg)	157,200
Special Land Value	0
Total Appraised Parcel Value	496,600
Valuation Method	C
Total Appraised Parcel Value	496,600

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-22-1	11-15-2022	835	Sid/Wind/Roof/	2		100		sidings and windows
61083	05-06-2002	NW	New Windows	3,700	10-18-2002	100	01-01-2003	
56855	10-30-2001	NS	New Siding	6,000	02-26-2002	100	01-01-2002	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-01-2021	SR	01		03	Cycl Insp Comp
04-16-2020	WD			FR	Field Review
10-26-2018	RB	03		16	In Office Review
02-28-2017	AL	22		22	Change of Address
02-11-2014	JR	03		16	In Office Review
10-18-2002	MF	04		44	Drive by inspection only
02-26-2002	MF	04		44	Drive by inspection only

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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200

Total Card Land Units 0.50 AC | Parcel Total Land Area 0.50 | Total Land Value 157,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	30	Cement Siding
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	04	Hot Air
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		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

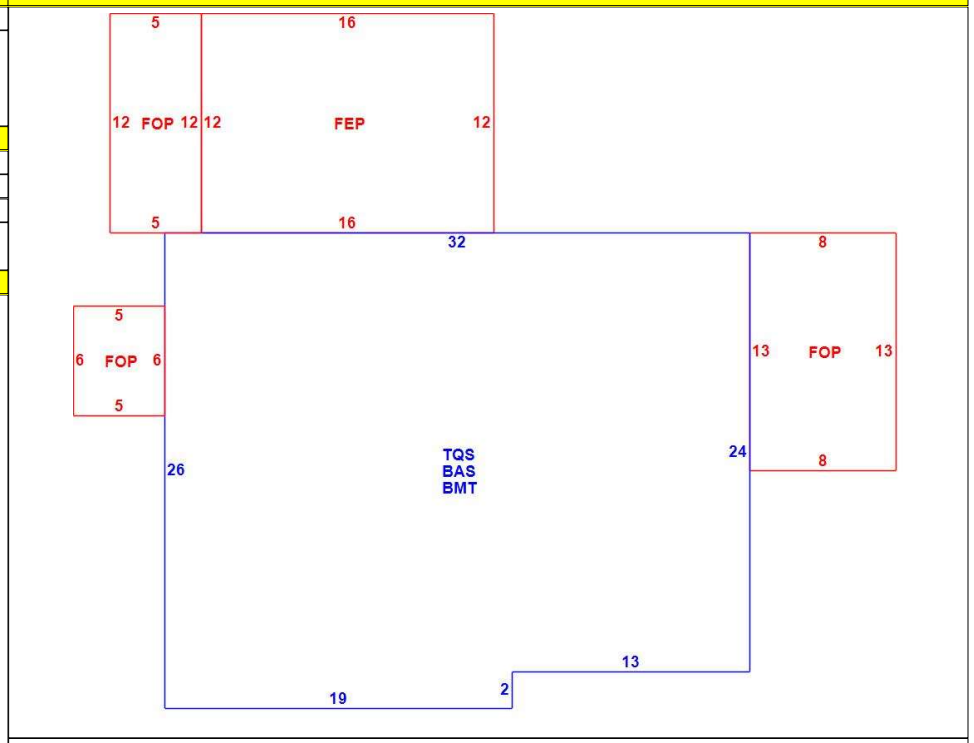
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	342,435
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	284,200
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	1999		83		0.00	5,000
BFA	Bsmt Fin-Avg	B	400	17.36	1999		83		0.00	5,800
SHED	Shed	L	200	18.00	2002		66		0.00	2,400
FEP	Enclosed porc	B	192	70.00	1999		83		0.00	10,200
BMT	Basement-Unfi	B	806	26.01	1999		83		0.00	18,900
FOP	Open Porch-ro	B	194	55.00	1999		83		0.00	7,300
GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	806	806	806	257.47	207,521
BMT	Basement Area	0	806	0	0.00	0
FEP	Enclosed Porch	0	192	0	0.00	0
FOP	Open Porch	0	194	0	0.00	0
TQS	Three Quarter Story	524	806	524	167.39	134,914
	Ttl Gross Liv / Lease Area	1,330	2,804	1,330		342,435