

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PIGNATARO, FRANK D JR & PATRICI  23 SPRUCE STREET  WEST BARNSTA MA 02668	1 Level	4 Gas	1 Paved			Description	Code	Assessed	Assessed
		5 Well				RESIDNTL	1010	332,700	332,700
		6 Septic				RES LAND	1010	155,200	155,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_970690_2716668			Plan Ref. 151/133 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#						
						Total		487,900	487,900

801  
FY2024  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIGNATARO, FRANK D JR & PATRICIA A RICE, LEON & DOROTHEA M ROUSE, CHARLES N & LILLIAN K	14255	0186	09-21-2001	Q	I	199,000	00	Year	Code	Assessed	Year	Code	Assessed			
	3600	0232	11-15-1982	Q	I	73,500	00	2023	1010	247,300	2022	1010	217,100			
	3518	0041	07-15-1982	Q	I	57,500	00		1010	141,100	2021	1010	104,500			
								Total		388,400	Total		321,600	Total		279,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2024	5C	RESIDENTIAL EXEMPTION														
			Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			WBARNS				

NOTES														
										Total Appraised Parcel Value				487,900

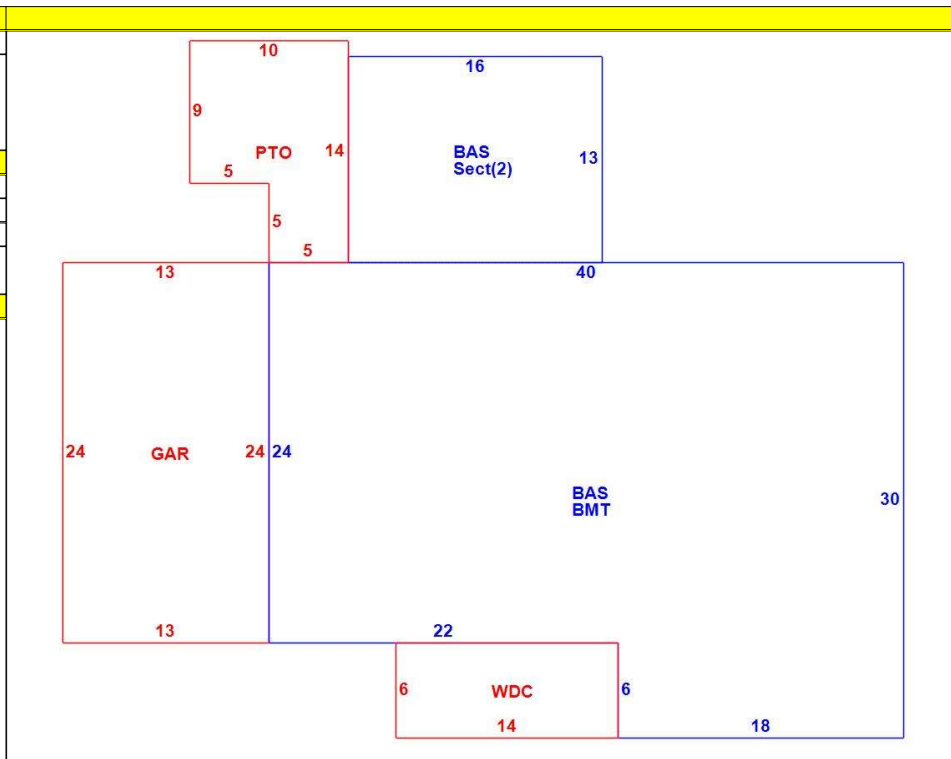
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-48	04-25-2023	804	Addn Alt-Res	150,000	06-30-2023	60		Existing House to remain with	08-01-2023	SR	01		13	CALL BACK	
EXPR-22-1	12-16-2022	835	Sid/Wind/Roof/	1,623	06-30-2023	100	06-30-2023	Weatherization/air sealing	07-19-2023	EG	03		16	In Office Review	
SHED-22-1	10-06-2022	863	Shed Registrati	0	03-16-2023	100	06-30-2023		07-06-2023	AG	22		22	Change of Address	
EXPR-21-11	07-19-2021	835	Sid/Wind/Roof/	17,000	06-30-2022	100	06-30-2022	roof	03-16-2023	SR	02		02	Bldg Permit Completed	
20-1554	06-25-2020	822	Insulation	3,007	06-30-2020	100	06-30-2020	Weatherization/Insulation & Air	07-27-2021	SR	02		03	Cycl Insp Comp	
									05-14-2020	DM				FR	Field Review
									11-16-2009	PT	02		14	Cyclical Inspection	

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	0.440	AC	176,344.00	2.00014	1.0000	5	1.00	0105	1.000		1.0000	352,705.6	155,200
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value				155,200

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	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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	378,590
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	287,300
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	1994		79		0.00	4,000
GAR	Attached Gara	B	312	40.00	1994		79		0.00	10,800
BMT	Basement-Unfi	B	1,068	26.01	1994		79		0.00	21,900
WDC	Deck composit	L	84	24.00	1996		54		0.00	2,200
PAT2	Patio-Good	L	115	9.94	1996		77		0.00	1,000
FPLG	Gas Fireplace-	B	1	2500.00	1994		79		0.00	2,000
SHED	Shed	L	192	18.00	2023		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,068	1,068	1,068	296.70	316,876
BMT	Basement Area	0	1,068	0	0.00	0
GAR	Attached Garage	0	312	0	0.00	0
PTO	Patio	0	115	0	0.00	0
WDC	WDC	0	84	0	0.00	0
Ttl Gross Liv / Lease Area		1,068	2,647	1,068		316,876



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		6 Septic				RES LAND	1010	155,200	155,200		
<b>SUPPLEMENTAL DATA</b>						Total				487,900	487,900
Alt Prcl ID		Split Zonin		Plan Ref. 151/133							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 1		#DL 2		Life Estate							
GIS ID F_970690_2716668		Assoc Pid#		PP STATU D:Deleted							

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RICE, LEON & DOROTHEA M	3600	0232	11-15-1982	Q	I	73,500	00	2023	1010	247,300	2022	1010	217,100			
ROUSE, CHARLES N & LILLIAN K	3518	0041	07-15-1982	Q	I	57,500	00		1010	141,100	2021	1010	104,500			
Total								388,400		Total		321,600		Total		279,400

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Total			0.00									

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Nbhd	Nbhd Name	B	Tracing	Batch			
0106			WBARN				

NOTES										APPRAISED VALUE SUMMARY			
										Appraised Bldg. Value (Card)	287,300		
										Appraised Xf (B) Value (Bldg)	38,700		
										Appraised Ob (B) Value (Bldg)	6,700		
										Appraised Land Value (Bldg)	155,200		
										Special Land Value	0		
										Total Appraised Parcel Value	487,900		
										Valuation Method	C		
										Total Appraised Parcel Value	487,900		

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Kitchen Style					
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Condo Unit			

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Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	60
Percent Good	60
RCNLD	287,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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Ttl Gross Liv / Lease Area		208	208	208		61,714	

