

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CALLAHAN, FRANCIS E JR C/O WC&F REAL EST & DEV CORP PO BOX 385 STRATFORD CT 06615-0385		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	287,800	287,800
			6 Septic			RES LAND	1010	251,300	251,300
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 266/16					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 60		#DL 2		#SR					
GIS ID F_976313_2698107		Assoc Pid#		Life Estate					
				PP STATU					
						Total		539,100	539,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN, FRANCIS E JR		3724 0060	04-26-1983	U		0		Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	249,600	2022	1010	214,300			
									1010	248,600		1010	159,300			
											2021	1010	173,600			
												1010	169,200			
												1010	1,100			
								Total		498,200	Total		373,600	Total		343,900

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	259,700
Appraised Xf (B) Value (Bldg)	27,000
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	251,300
Special Land Value	0
Total Appraised Parcel Value	539,100
Valuation Method	C
Total Appraised Parcel Value	539,100

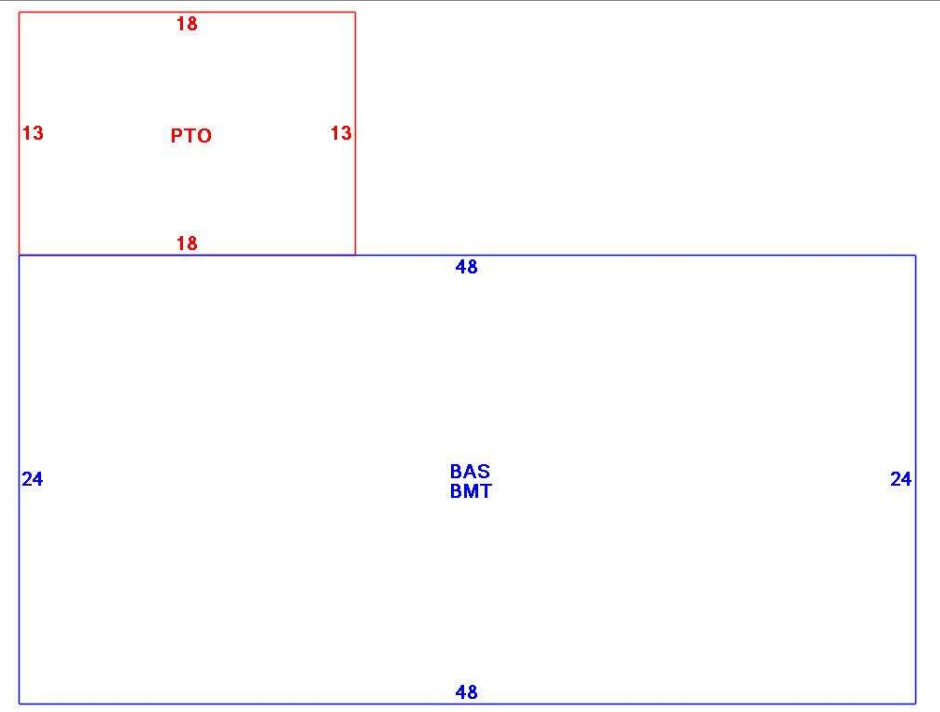
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B15904	02-01-1973	DW	Dwelling	0	01-15-1974	100		WH 1STORY	05-19-2020	WD			FR	Field Review
									05-23-2017	SR	02		14	Cyclical Inspection
									12-03-2009	PT	02		14	Cyclical Inspection
									12-27-2001	PT	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	RB	3	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0108	1.700			1.0000	1,047,042
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			251,300

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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 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	328,758
Year Built	1973
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	259,700
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
PAT1	Patio- Average	L	234	5.89	1996		77		0.00	1,100
BMT	Basement-Unfi	B	1,152	26.01	1994		79		0.00	23,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	285.38	328,758
BMT	Basement Area	0	1,152	0	0.00	0
PTO	Patio	0	234	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,538	1,152		328,758

