

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WANCOUR, RONALD W & KATHERIN 446 SOUTH STREET WRENTHAM MA 02093		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	98,800	98,800
			6 Septic			RES LAND	1040	172,800	172,800
SUPPLEMENTAL DATA									
		Alt Prcl ID		Plan Ref. 58/107					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 PARCEL B		PP STATU					
		#DL 2							
		GIS ID F_975947_2700499		Assoc Pid#					
						Total		271,600	271,600

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WANCOUR, RONALD W & KATHERINE A		24669 0241	07-08-2010	U	I	175,000	1S	Year	Code	Assessed	Year	Code	Assessed			
HSBC BANK USA		24341 0046	02-01-2010	U	I	211,500	1L	2023	1040	92,900	2022	1040	107,700			
LAFTSIDIS, RAINERIA		21325 0193	09-05-2006	Q	I	285,000	00		1040	170,800	2021	1040	121,400			
MORAIDA, MARTIN M & STACEY L		18532 0032	04-30-2004	Q	I	308,500	00									
WORDELL, LORING W TR		17766 0068	10-08-2003	U	I	1	1F									
								Total		263,700	Total		229,100	Total		226,800

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
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	95,100
Appraised Xf (B) Value (Bldg)	3,100
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	172,800
Special Land Value	0
Total Appraised Parcel Value	271,600
Valuation Method	C
Total Appraised Parcel Value	271,600

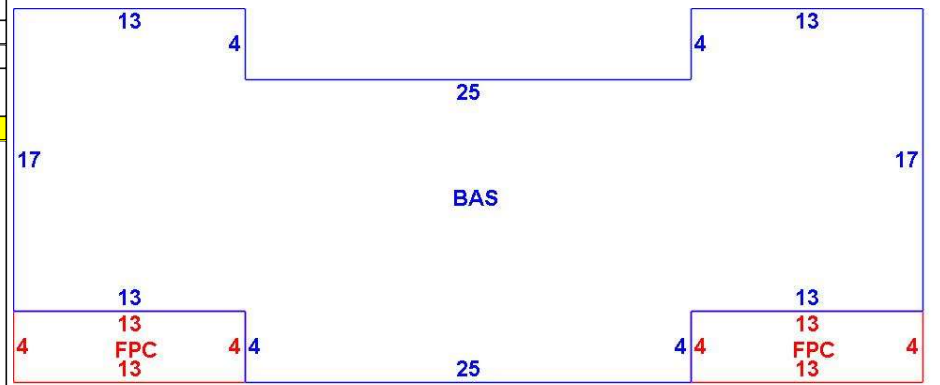
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-2	03-04-2022	835	Sid/Wind/Roof/	20,780		100		STRIP 17 SQ, ASPHALT SHIN WEATHERIZATION	10-06-2020	SR	02		03	Cycl Insp Comp	
201502409	05-22-2015	IN	Insulation	5,000	06-30-2015	100	06-30-2016		06-01-2020	DM				FR	Field Review
									01-04-2010	PT	02			14	Cyclical Inspection
									05-08-2007	KLP	03			16	In Office Review
									07-29-2004	PT	02			01	Meas/Est
									12-20-2002	PT	01			00	Meas/Listed-Interior Acces
									10-29-2001	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	1040	Two Family	RD-	3	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0106	1.150		1.0000	595,954.5	172,800	
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value					172,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C-	Average Minus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	146,330
Year Built	1930
Effective Year Built	1974
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	95,100
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
FOPC	Open Prch-roo	B	104	55.00	1974		65		0.00	3,100
SHED	Shed	L	64	18.00	1996		54		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	867	867	867	168.78	146,330
FPC	Open Porch Conc. Floor	0	104	0	0.00	0
Ttl Gross Liv / Lease Area		867	971	867		146,330

