

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
109 OLD FARM ROAD LLC  C/O JOSEPH RADIGAN 3916 VALENTIA WAY  NAPLES FL 34119				1 Level	2 Public Water	3 Unpaved	1 Lake/Pond Fro	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 638,800 1,000,400	Assessed 638,800 1,000,400		
					4 Gas		1 Excel View						
					6 Septic								
<b>SUPPLEMENTAL DATA</b>								Total				1,639,200	1,639,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_976273_2705406				Plan Ref. 65/83 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
109 OLD FARM ROAD LLC							35306	128	08-12-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RADIGAN, JOSEPH & FRANCINE							26923	0336	12-07-2012	Q	I	815,000	00	2023	1010	570,000	2022	1010	489,400	2021	1010	405,200
GRIFFIN, JOHN T JR							8179	0090	08-15-1992	Q	I	390,000	U		1010	895,000		1010	470,500		1010	470,500
WILSON, RICHARD E							1742	0311	10-25-1972	U		0									1010	16,800
Total												1,465,000	Total	959,900	Total	892,500						

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0113				CENVIL	Appraised Bldg. Value (Card)						543,600
					Appraised Xf (B) Value (Bldg)						78,400
					Appraised Ob (B) Value (Bldg)						16,800
					Appraised Land Value (Bldg)						1,000,400
					Special Land Value						0
					Total Appraised Parcel Value						1,639,200
					Valuation Method						C
					Total Appraised Parcel Value						1,639,200

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
									09-15-2023	AG	22		22	Change of Address			
									04-30-2020	WD			FR	Field Review			
									09-27-2017	KM	02		03	Cycl Insp Comp			
									10-01-2015	LH	03		16	In Office Review			
									07-20-2015	TP	03		16	In Office Review			
									05-04-2015	JR	03		03	Cycl Insp Comp			
									05-22-2013	JR	03		20	Sale Review			

BUILDING PERMIT RECORD												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	RD-	3	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0113	6.300	WEQUAQUET LAKE	1.0000	1,923,860	1,000,400

Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value					1,000,400
-----------------------	--	--	--	--	------	----	------------------------	--	--	--	--	------	------------------	--	--	--	--	-----------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			<b>CONDO DATA</b>		
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr		Condo Unit			
<b>COST / MARKET VALUATION</b>					
Building Value New				715,207	
Year Built				1954	
Effective Year Built				1988	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				24	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				76	
RCNLD				543,600	
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	1990		76		0.00	4,600
BFA1	Bsmt Fin-Goo	B	1,200	32.56	1990		76		0.00	29,700
BGR2	2 Stall Bmt Ga	B	1	3244.00	1990		76		0.00	2,500
DKPL	Pond Dock-Lig	L	1	4200.00	1993		100		0.00	4,200
WDC	Deck comp w	L	738	28.00	1991		44		0.00	8,300
PATC	Conc Pavers	L	240	15.46	1991		72		0.00	2,800
FOP	Open Porch-ro	B	72	55.00	1990		76		0.00	3,400
BMT	Basement-Unfi	B	2,320	26.01	1990		76		0.00	38,200
PRG1	Pergola-Avg	L	84	18.00	2017		96	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,987	1,987	1,987	259.04	514,710
BMT	Basement Area	0	2,320	0	0.00	0
FOP	Open Porch	0	72	0	0.00	0
PRG	Pergola	0	84	0	0.00	0
PTO	Patio	0	240	0	0.00	0
TQS	Three Quarter Story	774	1,190	774	168.48	200,496
WDK	Wood Deck	0	736	0	0.00	0
Ttl Gross Liv / Lease Area		2,761	6,629	2,761		715,206

