Property Location 270 NYES NECK ROAD | Map ID 232/ 006/ / / | Bldg Name | State Use 1010
Vision ID 16534 | Account # 144007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/2/2024 11:43:01 AM

CURRENT OWNER

GANS, DONALD & JANICE TRS
GANS FAMILY INVESTMENT TRUST
PO BOX 628

CENTERVILLE MA 02632

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	5 Well	1 Paved	1 Excel View
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID
Split Zonin
BID Parcel
ResExpt Q YES:
#DL 1
#DL 2
GIS ID F_973935_2708581

Plan Ref.
Land Ct#
#SR
Life Estate
PP STATU
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	643,700	643,700
RES LAND	1010	1,101,700	1,101,700
Total		1,745,400	1,745,400

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
GANS, DONALD & JANICE TRS	34961	282	03-09-2022	U	I	1	1F
GANS, DONALD R & JANICE M	27799	0251	11-01-2013	U	I	905,000	1V
PALMA, RONALD L & SWEET, JUANITA M	7841	0060	01-17-1992	U	I	1	F
PALMA, RONALD L & SWEET, JUANITA M	7616	0123	07-18-1991	U	V	60,000	A
SWEET, ALBERT H & WILDA M	1683	0162	07-07-1972	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	553,600	2022	1010	463,300	2021	1010	407,500
	1010	1,001,500		1010	542,100		1010	525,000
							1010	15,600
	Total	1,555,100		Total	1,005,400		Total	948,100

EXEMPTIONS

Year	Code	Description	Amount
2015	5C	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

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0114				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	556,900
Appraised Xf (B) Value (Bldg)	71,200
Appraised Ob (B) Value (Bldg)	15,600
Appraised Land Value (Bldg)	1,101,700
Special Land Value	0
Total Appraised Parcel Value	1,745,400
Valuation Method	C
Total Appraised Parcel Value	1,745,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201403200	06-18-2014	AD	Addition	40,000	12-15-2014	100	06-30-2015	AD 12X18 SCRN ROOM W 8
B34618	10-01-1991	DW	Dwelling	200,000	01-15-1993	100	06-30-1993	CE 2 STOR
B34546	09-01-1991	DE	Demolish	0	06-30-1992	100	06-30-1992	CE DWELL.

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-20-2015	TP	03		16	In Office Review
02-06-2015	MW	01		02	Bldg Permit Completed
10-27-2014	TR	22		22	Change of Address
10-21-2014	TW	03		16	In Office Review
10-07-2014	JR	03		20	Sale Review
01-14-2014	DR	22		22	Change of Address
04-05-2010	TP	03		15	Abatement Review

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	0.690	AC	176,344.00	1.39292	1.0000	5	1.00	0114	6.500		1.0000	1,596,618	1,101,700

Total Card Land Units 0.69 AC | Parcel Total Land Area 0.69 | Total Land Value 1,101,700

Property Location 270 NYES NECK ROAD | Map ID 232/ 006/ / / | Bldg Name | State Use 1010
Vision ID 16534 | Account # 144007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/2/2024 11:43:01 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C+	Average Plus
Stories	2	2 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	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	9	9 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

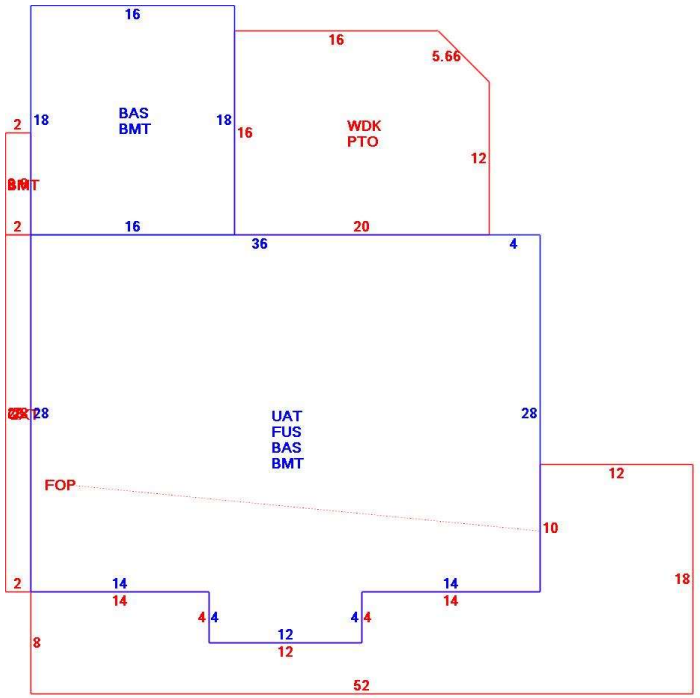
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	640,136
Year Built	1992
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	556,900
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
FPL3	Fireplace 2 sto	B	1	7000.00	2004		87		0.00	6,100
BGR2	2 Stall Bmt Ga	B	1	3244.00	2004		87		0.00	2,800
SHED	Shed	L	240	18.00	1980		22		0.00	1,000
WDC	Wood Decking	L	312	20.00	2001		64		0.00	4,000
PAT1	Patio- Average	L	312	5.89	2001		82		0.00	1,500
GXT	Garage Extens	B	56	65.00	2004		87		0.00	3,200
BMT	Basement-Unfi	B	1,472	26.01	2004		87		0.00	30,400
DKPL	Pond Dock-Lig	L	1	4200.00	2011		100		0.00	4,200
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
BFA	Bsmt Fin-Avg	B	672	17.36	2004		87		0.00	10,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,456	1,456	1,456	233.54	340,036
BMT	Basement Area	0	1,472	0	0.00	0
FOP	Open Porch	0	488	0	0.00	0
FUS	Upper Story	1,168	1,168	1,168	233.54	272,776
GXT	Gar Extension-Front	0	56	0	0.00	0
PTO	Patio	0	312	0	0.00	0
UAT	Attic, Unfinished	0	1,168	117	23.39	27,324
WDK	Wood Deck	0	312	0	0.00	0
	Ttl Gross Liv / Lease Area	2,624	6,432	2,741		640,136

Property Location 270 NYES NECK ROAD | Map ID 232/ 006/ / / | Bldg Name | State Use 1010
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CURRENT OWNER

GANS, DONALD & JANICE TRS
GANS FAMILY INVESTMENT TRUST
PO BOX 628

CENTERVILLE MA 02632

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	5	Well	1	Paved	1	Excel View
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID
Split Zonin
BID Parcel
ResExpt Q YES:
#DL 1
#DL 2
GIS ID F_973935_2708581

Plan Ref.
Land Ct#
#SR
Life Estate
PP STATU
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	643,700	643,700
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	Total	1,745,400	1,745,400

801
FY2024
BARNSTABLE, MA

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							1010	15,600
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EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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0114				CENVIL

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VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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

Total Card Land Units | Parcel Total Land Area | Total Land Value

Property Location 270 NYES NECK ROAD | Map ID 232/ 006/ / / | Bldg Name | State Use 1010
Vision ID 16534 | Account # 144007 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 2/2/2024 11:43:02 AM

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Heat Type	05	Hot Water
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Extra Fixtures		
Total Rooms	9	9 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	30	3 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	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
FOP	Open Porch-ro	B	488	55.00	2004		87		0.00	16,400
FPLG	Gas Fireplace-	B	1	2500.00	2004		87		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area					