

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WUELLNER, LARRY D & SUSAN E  PO BOX 257  GROTON MA 01450		1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed
				5	Well					RESIDNTL	1010	378,200	378,200
				6	Septic					RES LAND	1010	187,300	187,300
<b>SUPPLEMENTAL DATA</b>										Total		565,500	565,500
Alt Prcl ID Split Zonin RF;RF-2 BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_974650_2717215				Plan Ref. DEED DESCRIPT Land Ct# #SR Life Estate PP STATU Assoc Pid#									

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
WUELLNER, LARRY D & SUSAN E		25672	0144	09-12-2011		Q	I	282,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OBUCHON, PATRICIA L		23374	0277	01-16-2009		U	I	0		1		2023	1010	320,600	2022	1010	264,300	2021	1010	209,700
ETTER, CATHERINE M		12529	0333	09-09-1999		Q	I	145,000		00			1010	185,100		1010	131,600		1010	131,600
MCCARROLL, EDWARD A & KATHLEEN		2091	0242	09-04-1974		Q		10,300		U									1010	1,100
Total												505,700	Total	395,900	Total	342,400				

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0106				BARNS	356,100	20,900	1,200	187,300	0	565,500	C
				Total Appraised Parcel Value				565,500			

NOTES										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														
41074	09-15-1999	NR	New Roof	5,000	04-28-2000	100	01-01-2000	REPL EXIST CEDAR ROOF S		10-06-2021	TR	02		03	Cycl Insp Comp														
B13192	06-01-1970	AD	Addition	0	01-15-1971	100		BA ADD'N		05-13-2020	DM			FR	Field Review														
										03-13-2012	NF	02		20	Sale Review														
										02-08-2012	JR	03		20	Sale Review														
										04-28-2000	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	SPLI	1	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0106	1.150		1.0000	328,634.6	187,300	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value					187,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	06	Vertical Sidin			
Roof Structure	06	Mansard			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 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	08	Mixed			
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	516,151
Year Built	1740
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	356,100
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
PAT1	Patio- Average	L	273	5.89	1986		67		0.00	1,100
BMT	Basement-Unfi	B	499	26.01	1979		69		0.00	11,600
FOP	Open Porch-ro	B	16	55.00	1979		69		0.00	1,100
SHED	Shed	L	8	18.00	2000		62		0.00	100
FEP	Enclosed porc	B	184	70.00			69		0.00	8,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,049	1,049	1,049	248.15	260,309
BMT	Basement Area	0	499	0	0.00	0
FEP	Enclosed Porch	0	184	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
FUS	Upper Story	1,031	1,031	1,031	248.15	255,842
PTO	Patio	0	273	0	0.00	0
Ttl Gross Liv / Lease Area		2,080	3,052	2,080		516,151

