

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MELANSON, DANIEL E & OONA A 41 TWICKENHAM CROSSING WEST BARNSTA MA 02668		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	540,500	540,500
			6 Septic			RES LAND	1010	203,100	203,100
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin RG;RF-2		Plan Ref. 286/21					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 2		#DL 2		Life Estate					
GIS ID F_974775_2716827		Assoc Pid#							
						Total	743,600	743,600	

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELANSON, DANIEL E & OONA A	23491	0037	03-02-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MELANSON, DANIEL E & RITA M	22286	0144	08-23-2007	Q	I	509,000	00	2023	1010	478,000	2022	1010	399,400			
SILVA, KATHRYN A	12991	0254	05-05-2000	Q	I	310,000	00		1010	202,800	2021	1010	164,000			
NOLAN, SCOTT M & MARIA K	8668	0114	07-15-1993	Q	I	165,000	U					1010	35,900			
HURLEY, ROBERT A	4233	0277	08-15-1984	U	V	0	A	Total		680,800	Total		563,400	Total		484,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2010	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 493,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 5,000				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			BARNS

NOTES			
<p>Appraised Land Value (Bldg) 203,100</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 743,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 743,600</p>			

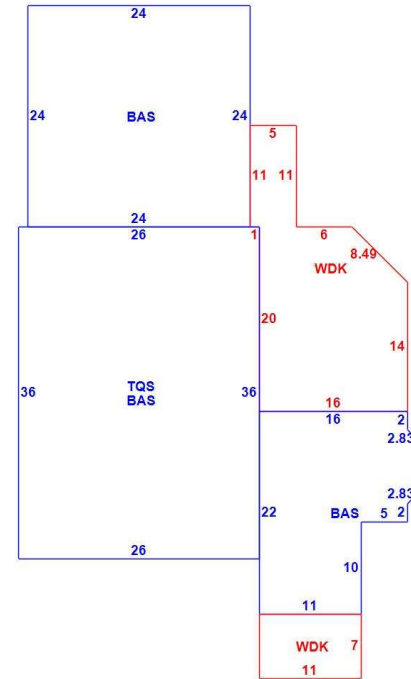
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-2309	07-19-2018	835	Sid/Wind/Roof/	5,000	06-30-2019	100	06-30-2019	reside	04-11-2022	TR	02		15	Abatement Review
200705627	11-26-2007	OT	Other	0		100	06-30-2008	IN LAW APT	05-13-2020	DM			FR	Field Review
80762	03-15-2005	AD	Addition	56,000	12-11-2006	100	06-30-2007		12-17-2013	TR	03		16	In Office Review
B36894	07-01-1994	AD	Addition	35,000	01-15-1995	100		BA ADD'N	07-29-2008	NF	03		16	In Office Review
B36364	12-01-1993	AD	Addition	20,000	01-15-1995	100		BA BARN	08-24-2007	JK	03		16	In Office Review
B27829	05-02-1985	DW	Dwelling	50,000	10-15-1986	100		BA 1.5 ST	12-11-2006	NF	02		01	Meas/Est
B27829A	05-01-1985	DW	Dwelling	50,000		100		BA 1.5 ST						

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	1.000	AC	176,344.00	1.00000	1.0000	5	0.90	0106	1.150		1.0000	182,516.0
1	1010	Single Fam M-0	SPLI	1	1.260	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	20,600
Total Card Land Units					2.26	AC	Parcel Total Land Area					2.26	Total Land Value			203,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt	Y	Apt here			
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	587,957
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	493,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
BRN3	Barn w loft	L	1,080	39.66	1994		75	00	1.00	32,100
WDC	Deck comp w	L	434	28.00	1999		60		0.00	7,000
WDC	Deck comp w	L	72	28.00	1996		54		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,826	1,826	1,826	241.56	441,089
TQS	Three Quarter Story	608	936	608	156.91	146,868
WDK	Wood Deck	0	434	0	0.00	0
Ttl Gross Liv / Lease Area		2,434	3,196	2,434		587,957

