

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WHITAKER, MICHAEL H & CORINNE 70 BOGASTOW BROOK RD SHERBORN MA 01770		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	1,119,200	1,119,200
			6 Septic			RES LAND	1010	294,200	294,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 19, 8, 8A & 7 #DL 2 GIS ID F_977264_2696264			Plan Ref. Land Ct# 23803-C #SR Life Estate PP STATU Assoc Pid#			Total 1,413,400 1,413,400			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WHITAKER, MICHAEL H & CORINNE A	C182860	0	04-19-2007	U	I	640,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLETCHER, DAVID GARY TR	21956	0147	04-19-2007	U	I	1	1A	2023	1010	1,007,900	2022	1010	919,700	2021	1010	504,700
FLETCHER, DAVID GARY & PATRICIA FL	C147148	0	01-08-1998	U	V	10	1A		1010	291,100		1010	186,500		1010	198,100
FLETCHER, DAVID GARY & PATRICIA FL	11157	0172	01-08-1998	U	V	10	1A								1010	308,400
FLETCHER, DAVID & PATRICIA	C111860	0	08-15-1987	U	V	160,000	D	Total		1,299,000	Total		1,106,200	Total		1,011,200

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

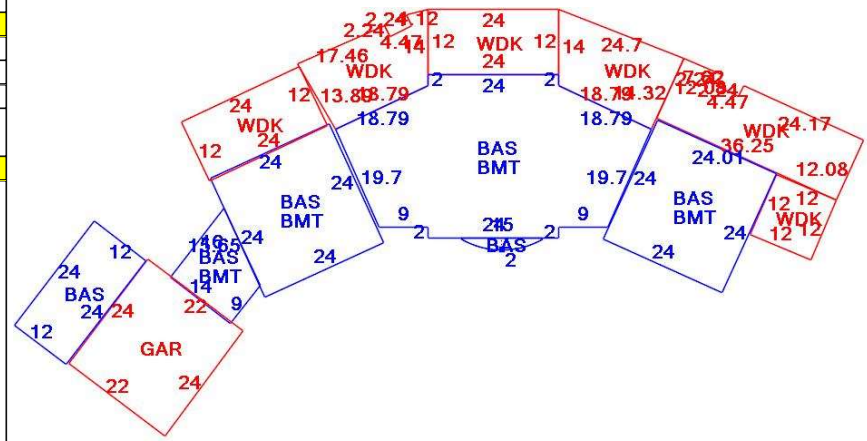
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL

NOTES		APPRAISED VALUE SUMMARY	
		Appraised Bldg. Value (Card)	699,600
		Appraised Xf (B) Value (Bldg)	110,000
		Appraised Ob (B) Value (Bldg)	309,600
		Appraised Land Value (Bldg)	294,200
		Special Land Value	0
		Total Appraised Parcel Value	1,413,400
		Valuation Method	C
		Total Appraised Parcel Value	1,413,400

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-23-1	10-17-2023	835	Sid/Wind/Roof/	11,358		100		Air sealing, 2" rigid for op	03-07-2023	SR	02		13	CALL BACK
BLDR-22-92	07-28-2022	839	Solar Panel-Re	91,000	06-30-2023	100	06-30-2023	Solar 22.55kW, 59 panels, roof	09-29-2022	SR	01		13	CALL BACK
EXPR-22-1	07-14-2022	835	Sid/Wind/Roof/	100,000	06-30-2023	100	06-30-2023	Strip roof, install ice and water	05-21-2020	WD			FR	Field Review
BLDR-21-15	12-22-2021	880	Alt-Int work-Res	225,000	03-07-2023	60		Remodel kitchen, 4.5 baths, a	04-25-2017	JR	02		02	Bldg Permit Completed
16-2406	08-30-2016	833	Shd-Res-under	0	10-04-2016	100	06-30-2017	Shed 10X16	06-06-2016	JR	03		16	In Office Review
201103758	07-18-2011	OB	Out Building	150,000	02-04-2013	100	06-30-2013	CABANA-2 BDRM 2BTH	10-10-2014	SR	02		03	Cycl Insp Comp
201102800	06-07-2011	SP	Swimming Pool	74,000	07-06-2012	100	06-30-2012	HEATED 20X50 GUNITE POO	05-20-2013	DR	03		16	In Office 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	RB	3	0.800	AC	176,344.00	1.22679	1.0000	5	1.00	0108	1.700		1.0000	367,783.0	294,200
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			294,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	01	Metal/Tin			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		823,001
			Year Built		1988
			Effective Year Built		2000
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		15
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		85
			RCNLD		699,600
			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
FPL1	Fireplace 1 sto	B	1	5000.00	2002		85		0.00	4,300
BFA1	Bsmt Fin-Goo	B	1,500	32.56	2002		85		0.00	41,500
WDC	Wood Decking	L	1,739	20.00	2000		62		0.00	18,900
GAR	Attached Gara	B	528	40.00	2002		85		0.00	16,400
BMT	Basement-Unfi	B	2,651	26.01	2002		85		0.00	47,800
SPL3	Pool Gunite	L	1,000	75.00	2011		84	00	1.00	60,600
PATC	Conc Pavers	L	1,640	15.46	2011		92		0.00	19,500
PHS3	Pool Hs/Good,	L	1,008	180.00	2011		92	C	1.00	166,900
BMT1	Basement-Unfi	L	672	28.00	2011		92		0.00	20,400
PATC	Conc Pavers	L	250	15.46	2011		92		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,959	2,959	2,959	278.14	823,001
BMT	Basement Area	0	2,651	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
WDK	Wood Deck	0	1,739	0	0.00	0
Ttl Gross Liv / Lease Area		2,959	7,877	2,959		823,001



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			6 Septic			RES LAND	1010	294,200	294,200							
SUPPLEMENTAL DATA						Total				1,413,400	1,413,400					
Alt Prcl ID		Split Zonin		Plan Ref.												
BID Parcel		ResExpt Q		Land Ct# 23803-C												
#DL 1		LOTS 19, 8, 8A & 7		#SR												
#DL 2				Life Estate												
GIS ID		F_977264_2696264		PP STATU												
Assoc Pid#																
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								Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	1,007,900	2022	1010	919,700			
									1010	291,100		1010	186,500			
								Total		1,299,000	Total		1,106,200			
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0107							CENVIL			Appraised Xf (B) Value (Bldg)				110,000		
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Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	7	7 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FOPG	Open Prch-rf-c	L	240	49.37	2011		92	C	1.00	8,300	
SPH4	Pool Heater 10	L	1	5454.00	2011		84		0.00	4,600	
FPIT	Fire Pit	L	1	3010.00	2011		92	C	1.00	2,800	
SHD2	Shed w/Elec	L	160	26.00	2016		94		0.00	3,900	
SOL2	Solar PV Pane	B	52	725.00	2002		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											