

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CARNAHAN, JOSEPH C & MEGHAN 39 MIDDLESEX AVENUE READING MA 01867		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	412,700	412,700		
			6 Septic			RES LAND	1010	237,200	237,200		
SUPPLEMENTAL DATA						Total				649,900	649,900
Alt Prcl ID		Split Zonin		Plan Ref. 118/133							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 6		#DL 2		Life Estate							
GIS ID F_976884_2698007		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARNAHAN, JOSEPH C & MEGHAN F		29135 0123	09-14-2015	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROZENVAYN, SIMKHA & VALENTINA		21805 0195	02-26-2007	Q	I	296,000	00	2023	1010	354,700	2022	1010	301,400	2021	1010	235,500
SAGANICH, MARK S		11374 0175	04-22-1998	U	I	1	1A		1010	234,700		1010	150,400		1010	159,800
SAGANICH, ALBERT J SR & CAROLINE		6824 0252	07-15-1989	Q	I	126,000	U								1010	2,800
MUNSELL, DAVID P JR & DIANE		6027 0018	11-15-1987	Q	I	140,000	U	Total		589,400	Total		451,800	Total		398,100

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			
0106				CENVIL	Appraised Bldg. Value (Card)	391,900	
					Appraised Xf (B) Value (Bldg)	18,000	
					Appraised Ob (B) Value (Bldg)	2,800	
					Appraised Land Value (Bldg)	237,200	
					Special Land Value	0	
					Total Appraised Parcel Value	649,900	
					Valuation Method	C	
					Total Appraised Parcel Value	649,900	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-1	08-19-2021	835	Sid/Wind/Roof/	15,000		100		Reshingle roof; Replace e	07-03-2023	AG	22		22	Change of Address	
									05-19-2020	WD			FR	Field Review	
									03-07-2017	JR	03		03	Cycl Insp Comp	
									06-07-2016	JR	03		20	Sale Review	
									11-05-2015	AL	22		22	Change of Address	
									09-14-2015	AL	03		16	In Office Review	

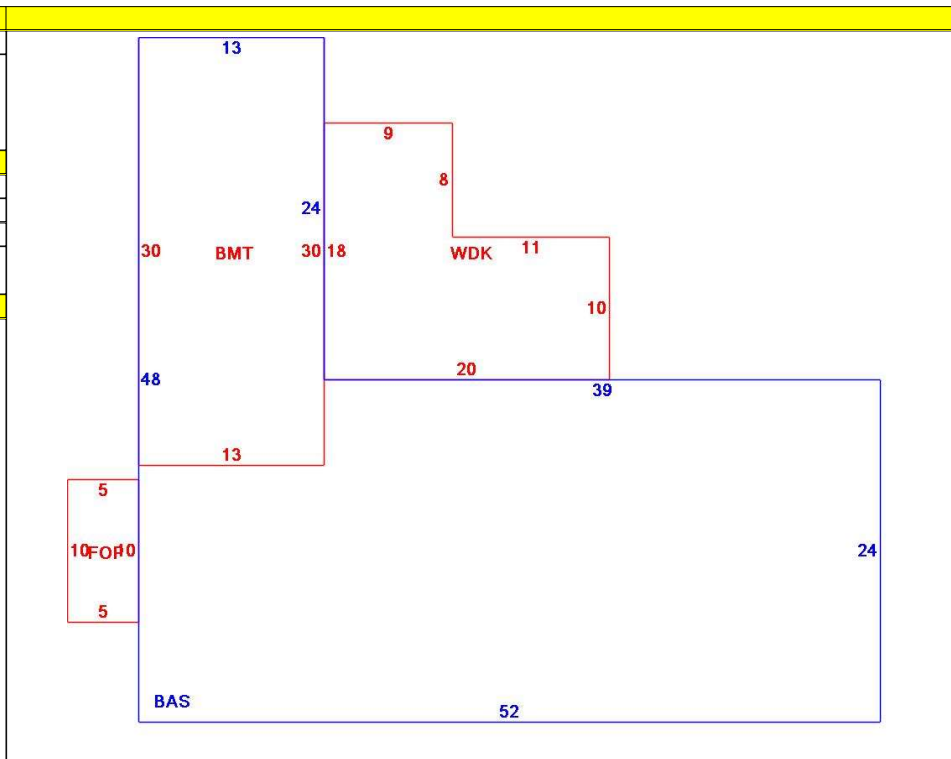
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RB	3	0.170 AC	176,344.00	4.65505	1.0000	5	1.00	0108	1.700		1.0000	1,395,515	237,200

Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			237,200
-----------------------	--	--	--	--	------	----	------------------------	--	--	--	--	------	------------------	--	--	---------

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 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	489,832
Year Built	1965
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	391,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
WDC	Wood Decking	L	272	20.00	1994		50		0.00	2,800
FOP	Open Porch-ro	B	50	55.00	1995		80		0.00	2,700
BMT	Basement-Unfi	B	390	26.01	1995		80		0.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560	1,560	314.00	489,832
BMT	Basement Area	0	390	0	0.00	0
FOP	Open Porch	0	50	0	0.00	0
WDK	Wood Deck	0	272	0	0.00	0
Ttl Gross Liv / Lease Area		1,560	2,272	1,560		489,832

