

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KHAMPHAVONG, TYCO & LYNN P 27 PLEASANT LANE BOYLSTON MA 01506		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	206,900	206,900
			6 Septic			RES LAND	1010	237,200	237,200
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 103/127					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 22		#DL 2		#SR					
GIS ID F_976553_2698308		Assoc Pid#		Life Estate					
				PP STATU					
						Total		444,100	444,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KHAMPHAVONG, TYCO & LYNN P		28497 0188	11-10-2014	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed
MOLLOY, KENNETH S & KAREN M		11298 0130	03-20-1998	Q	I	87,000	00	2023	1010	176,000	2022	1010	152,000
OCONNELL, JOHN T & JEAN M		3766 0284	06-15-1983	Q	I	50,500	U		1010	234,700		1010	150,400
								Total		410,700	Total		302,400
								Total		280,500	Total		280,500

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	194,100
Appraised Xf (B) Value (Bldg)	10,500
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	237,200
Special Land Value	0
Total Appraised Parcel Value	444,100
Valuation Method	C
Total Appraised Parcel Value	444,100

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
EXPR-21-1	11-03-2021	835	Sid/Wind/Roof/	3,543		100		removing and replacing (4) win	05-19-2020	WD			FR	Field Review
									05-30-2017	SR	02		14	Cyclical Inspection
									04-16-2010	PT	02		14	Cyclical Inspection
									12-27-2001	PT	01		00	Meas/Listed-Interior Acces

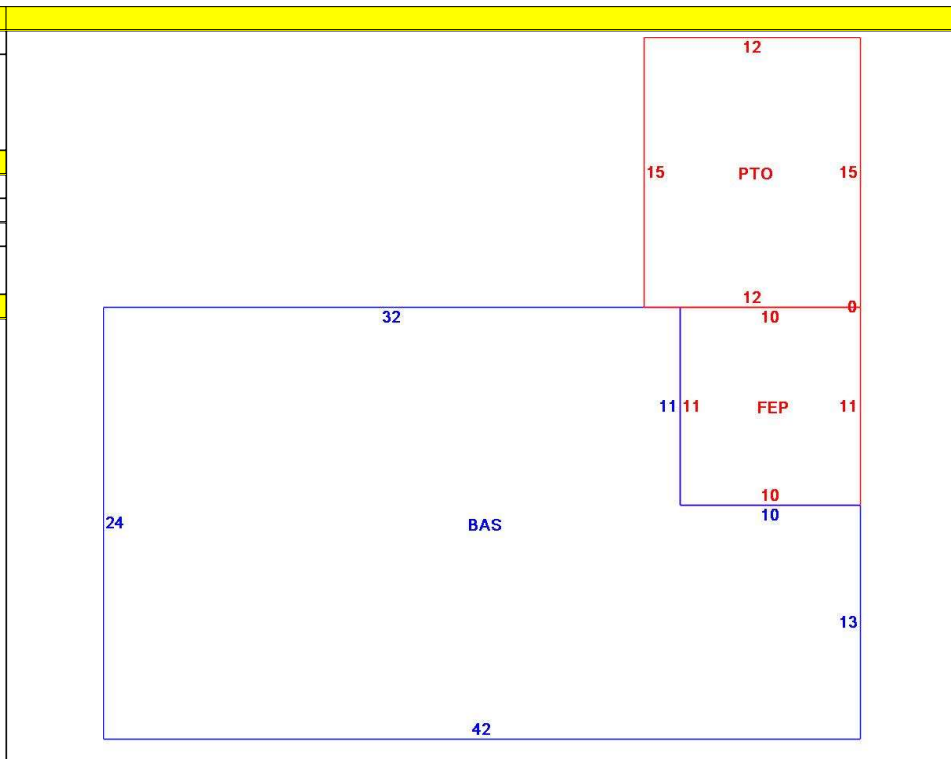
LAND LINE VALUATION SECTION

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	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 Minus			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 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	255,410
Year Built	1964
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	194,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
PAT1	Patio- Average	L	180	5.89	1994		75		0.00	900
FEP	Enclosed porc	B	110	70.00	1990		76		0.00	6,700
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	898	898	898	284.42	255,410
FEP	Enclosed Porch	0	110	0	0.00	0
PTO	Patio	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		898	1,188	898		255,410

