

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GERVAIS, VICTORIA L & STROUT, JO						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
2477 MAIN STREET						RESIDNTL	1090	367,300	367,300	
WEST BARNSTA MA 02668						RES LAND	1090	152,600	152,600	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_976823_2717907				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		519,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GERVAIS, VICTORIA L & STROUT, JONA	32244	0113	08-23-2019	U	I	295,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KAHELIN, DONNA M TR	31473	0182	06-02-2018	U	I	0	1F	2023	1090	320,900	2022	0101	5,940	2021	0101	5,940	
NEMEC, EDWARD C	28079	0279	04-10-2014	U	I	1	1F		1090	150,800		013H	215,900		013H	171,100	
NEMEC, EDWARD C	28079	0272	04-10-2014	U	I	0	1A					013H	107,300		013H	107,300	
NEMEC, EDWARD C & PEGGY L	1162	0369	06-26-1962	U		0						031S	23,760		013H	9,200	
Total								471,700		Total		352,900		Total		317,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2022	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0106						BARNs											
NOTES																	
-NATURAL-																	
Total Appraised Parcel Value								519,900									

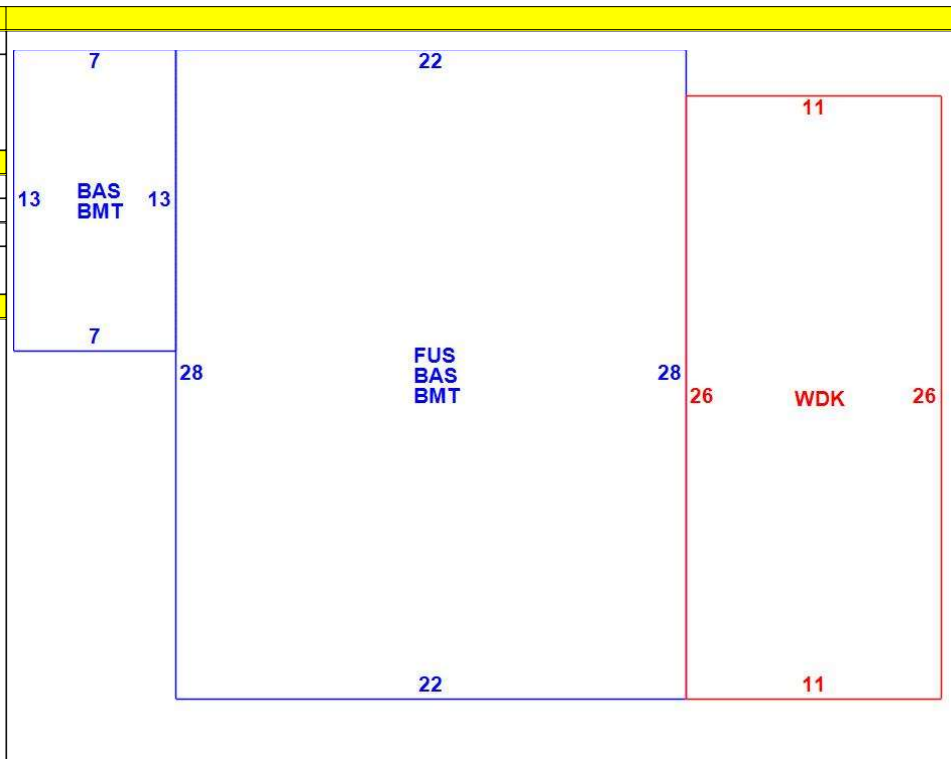
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-723	03-09-2020	880	Alt-Int work-Res	10,000	06-30-2020	100	06-30-2020	Remodel Kitchen & Bath - clos roof	04-01-2022	TR	03		16	In Office Review
19-2834	08-30-2019	835	Sid/Wind/Roof/	5,000	06-30-2020	100	06-30-2020		04-01-2022	TR	22		22	Change of Address
									11-20-2020	PK	03		16	In Office Review
									08-11-2020	SR	02		02	Bldg Permit Completed
									05-06-2020	GM	04		FR	Field Review
									02-22-2018	MD	22		22	Change of Address

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	1090	Multi Hses M-01	RF-2	1	0.120	AC	176,344.00	6.27199	1.0000	5	1.00	0106	1.150		1.0000	1,271,934	152,600
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			152,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 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	378,563
Year Built	1870
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	276,400
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
FGR2	Garage- Avg-	L	360	50.00	1970		51	00	1.00	9,200
BMT	Basement-Unfi	B	707	26.01	1984		73		0.00	15,500
WDK	Wood Deck	B	220	20.00	1984		73		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	707	707	707	286.14	202,301
BMT	Basement Area	0	707	0	0.00	0
FUS	Upper Story	616	616	616	286.14	176,262
WDK	Wood Deck	0	286	0	0.00	0
Ttl Gross Liv / Lease Area		1,323	2,316	1,323		378,563



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GERVAIS, VICTORIA L & STROUT, JO						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
2477 MAIN STREET						RESIDNTL	1090	367,300	367,300	
WEST BARNSTA MA 02668						RES LAND	1090	152,600	152,600	VISION
SUPPLEMENTAL DATA						Total		519,900	519,900	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_976823_2717907				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GERVAIS, VICTORIA L & STROUT, JONA	32244	0113	08-23-2019	U	I	295,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KAHELIN, DONNA M TR	31473	0182	06-02-2018	U	I	0	1F	2023	1090	320,900	2022	0101	5,940	2021	0101	5,940	
NEMEC, EDWARD C	28079	0279	04-10-2014	U	I	1	1F		1090	150,800		013H	215,900		013H	171,100	
NEMEC, EDWARD C	28079	0272	04-10-2014	U	I	0	1A					013H	107,300		013H	107,300	
NEMEC, EDWARD C & PEGGY L	1162	0369	06-26-1962	U		0						031S	23,760		013H	9,200	
Total								471,700		Total		352,900		Total		317,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2022	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0106				BARNS	Appraised Bldg. Value (Card)					339,400
					Appraised Xf (B) Value (Bldg)					18,700
					Appraised Ob (B) Value (Bldg)					9,200
					Appraised Land Value (Bldg)					152,600
					Special Land Value					0
					Total Appraised Parcel Value					519,900
					Valuation Method					C
					Total Appraised Parcel Value					519,900

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result

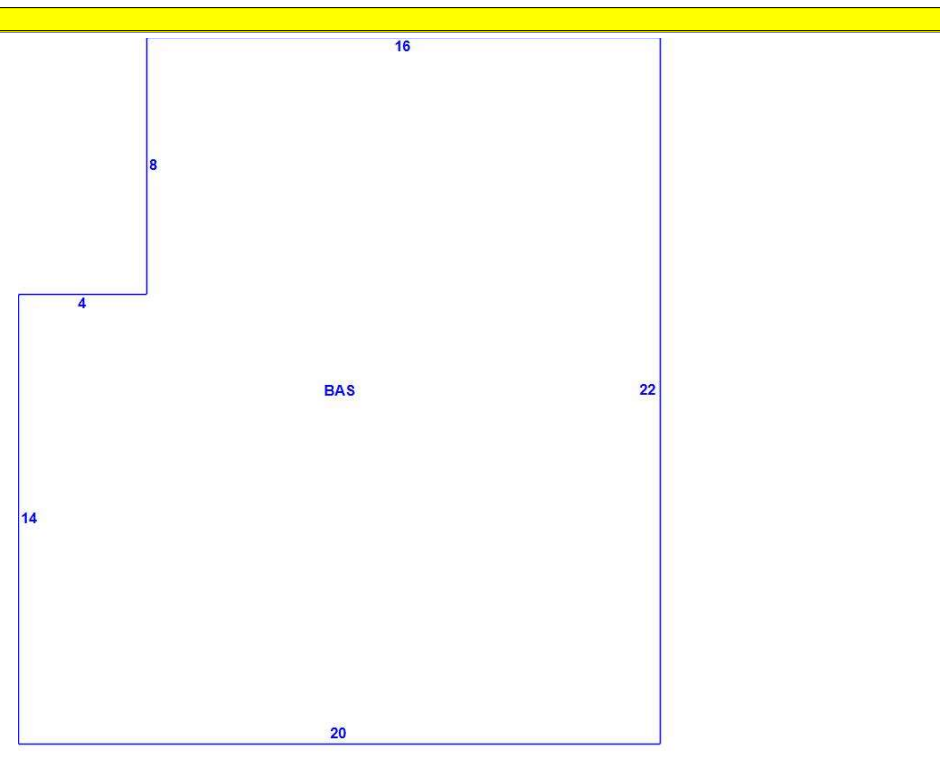
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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
2	1090	Multi Hses M-01			SF		0.00000			1.00		1.000		0.0000		0
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.12	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C	Average			
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	01	1 Bedroom			
Full Baths	1				
Half Baths					
Extra Fixtures					
Total Rooms	3	3 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	91,270
Year Built	1870
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	63,000
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	408	408	408	223.70	91,270
Ttl Gross Liv / Lease Area		408	408	408		91,270

