Property Location 54 GROUSE LANE | Map ID 268/ 257/ / / | Bldg Name | State Use 1010
Vision ID 19581 | Account # 172618 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 7:20:30 PM

CURRENT OWNER

DIGIACOMO, HENRY J

571 WELD STREET

WEST ROXBUR MA 02132

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	248/59
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 6	PP STATU	
#DL 2			
GIS ID	F_980284_2698026	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	282,800	282,800
RES LAND	1010	149,000	149,000
Total		431,800	431,800

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
DIGIACOMO, HENRY J	29756	0116	06-27-2016	U	I	1	1F
DIGIACOMO, HENRY J & ANDERSON, R	10812	0281	06-20-1997	Q	I	95,500	00
DIAGIACOMO, H J & ANDERSON, RF	97P0264	0	05-29-1997	U	I	0	1A
RYNEARSON, DORIS M	3458	0230	04-15-1982	U	I	57,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	244,000	2022	1010	213,900	2021	1010	174,000
	1010	135,400		1010	100,300		1010	100,300
							1010	2,700
	Total	379,400		Total	314,200		Total	277,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	244,100
Appraised Xf (B) Value (Bldg)	36,000
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	149,000
Special Land Value	0
Total Appraised Parcel Value	431,800
Valuation Method	C
Total Appraised Parcel Value	431,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
9308	07-01-1995	NR	New Roof	2,300	01-15-1996	100		HY ROOF

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-21-2020	WD			FR	Field Review
02-16-2018	SR	02		03	Cycl Insp Comp
09-30-2015	LH	03		16	In Office Review
08-15-2014	AL	22		22	Change of Address
01-24-2013	TR	03		16	In Office Review
05-16-2006	JK	22		22	Change of Address
12-29-2003	PM	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	4	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0105	1.000		1.0000	595,901.6	149,000

Total Card Land Units 0.25 AC | Parcel Total Land Area 0.25 | Total Land Value 149,000

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CONSTRUCTION DETAIL

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	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	1	
Half Baths	1	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	11	1 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

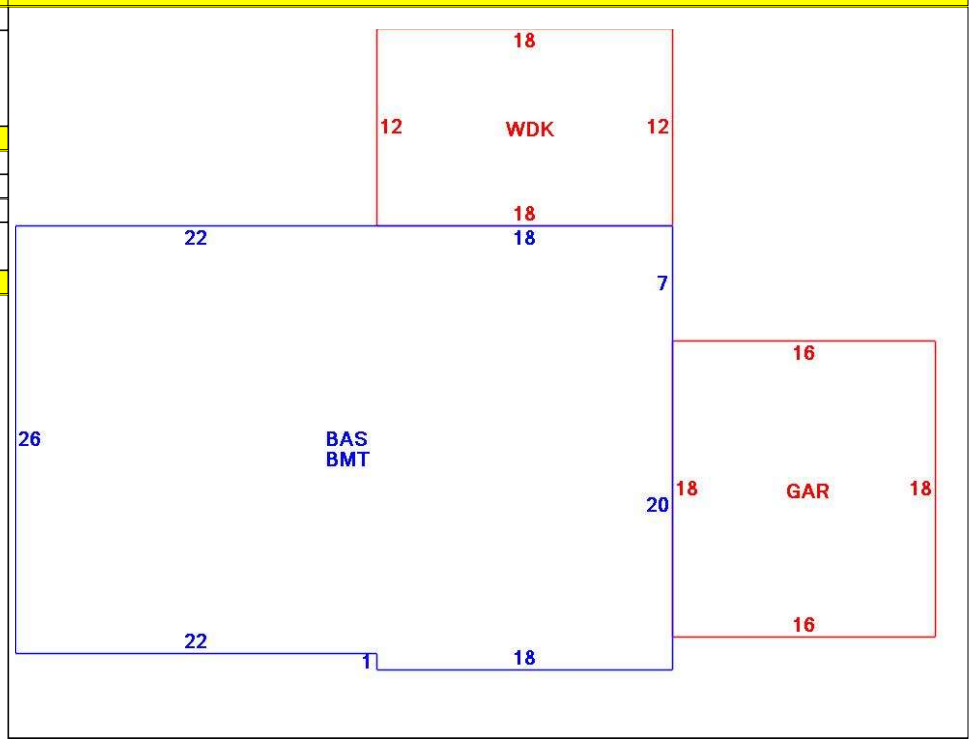
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	309,028
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	244,100
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	1994		79		0.00	4,000
WDC	Wood Decking	L	216	20.00	1996		54		0.00	2,700
GAR	Attached Gara	B	288	40.00	1994		79		0.00	10,200
BMT	Basement-Unfi	B	1,058	26.01	1994		79		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,058	1,058	1,058	292.09	309,028
BMT	Basement Area	0	1,058	0	0.00	0
GAR	Attached Garage	0	288	0	0.00	0
WDK	Wood Deck	0	216	0	0.00	0
	Ttl Gross Liv / Lease Area	1,058	2,620	1,058		309,028