

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
VENTURA, VITO J, JR				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
257 COBURN AVENUE								RESIDNTL	1010	283,500	283,500		
WORCESTER MA 01604								RES LAND	1010	154,500	154,500		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref. 417/5		Total					438,000
Split Zonin						Land Ct#							438,000
BID Parcel						Life Estate							
ResExpt Q						PP STATU							
#DL 1 LOT 30						Assoc Pid#							
#DL 2													
GIS ID F_979723_2704752													

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VENTURA, VITO J, JR							13741	0044	04-19-2001	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VENTURA, VITO J, JR							6653	0083	03-15-1989	Q	I	112,900	U	2023	1010	244,800	2022	1010	209,400	2021	1010	167,000
GREENBRIER CORP							5113	0332	06-15-1986	U	V	1,735,000	N		1010	140,500		1010	104,100		1010	104,100
RIEDEL, CARL S & WHITE, ALLEN J							4629	0083	07-15-1985	U	V	0									1010	2,500
Total													Total		385,300	Total		313,500	Total		273,600	

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		Appraised Bldg. Value (Card)	260,600				
0105				HYAN		Appraised Xf (B) Value (Bldg)	20,400				
						Appraised Ob (B) Value (Bldg)	2,500				
						Appraised Land Value (Bldg)	154,500				
						Special Land Value	0				
						Total Appraised Parcel Value	438,000				
						Valuation Method	C				
						Total Appraised Parcel Value	438,000				

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
B34527	08-01-1991	AD	Addition	5,000	01-15-1992	100		HY ADD'N		04-27-2020	WD			FR	Field Review
B32494	12-01-1988	DW	Dwelling	45,000	01-15-1990	100		HY 11/2 S		03-29-2017	KM	02		03	Cycl Insp Comp
										06-14-2002	PT	01		00	Meas/Listed-Interior Acces
										01-15-1992	ML	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	RC-	4	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0105	1.000		1.0000	367,959.3	154,500	
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value					154,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	306,595
Year Built	1989
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	260,600
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
WDC	Wood Decking	L	144	20.00	2000		62		0.00	2,500
BMT	Basement-Unfi	B	864	26.01	2002		85		0.00	20,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	984	984	984	311.58	306,595
BMT	Basement Area	0	864	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		984	1,992	984		306,595

