

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOMKUNAS, THOMAS A ESTATE OF 33 WOODLAND STREET MANCHESTER CT 06040								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
								RESIDNTL	1010	232,000	232,000	
								RES LAND	1010	145,500	145,500	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 98 #DL 2 GIS ID F_981449_2706732				Plan Ref. 197/97 Land Ct# #SR Life Estate PP STATU Assoc Pid#				377,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
TOMKUNAS, PATRICIA A ET AL	35881	237	07-11-2023	U	I	100	1F	2023	1010	202,600	2022	1010	175,100	2021	1010	138,100
TOMKUNAS, THOMAS A ESTATE OF	BA23P09	0	11-15-2022	U	I	0	1F									
TOMKUNAS-SPONZO, MARYA, ET AL	22901	0096	05-13-2008	U	I	100	1A		1010	132,300		1010	98,000		1010	98,000
TOMKUNAS-SPONZO, MARYA, ET AL	22901	0083	05-13-2008	U	I	0	1F								1010	4,500
WARRINGTON, MARY ELIZABETH & ALI	1413	1040	09-02-1968	U	V	0		Total		334,900	Total		273,100	Total		240,600

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			
0105				HYAN	Appraised Bldg. Value (Card)	201,700	
					Appraised Xf (B) Value (Bldg)	25,800	
					Appraised Ob (B) Value (Bldg)	4,500	
					Appraised Land Value (Bldg)	145,500	
					Special Land Value	0	
					Total Appraised Parcel Value	377,500	
					Valuation Method	C	
					Total Appraised Parcel Value	377,500	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-3629	10-29-2019	822	Insulation	3,600		100		Insulation	04-27-2020	WD			FR	Field Review	
									12-16-2016	KM	02		03	Cycl Insp Comp	
									08-18-2015	TP	03		16	In Office Review	
									06-07-2002	PT	01		00	Meas/Listed-Interior Acces	
									09-15-1990	ME	02		01	Meas/Est	

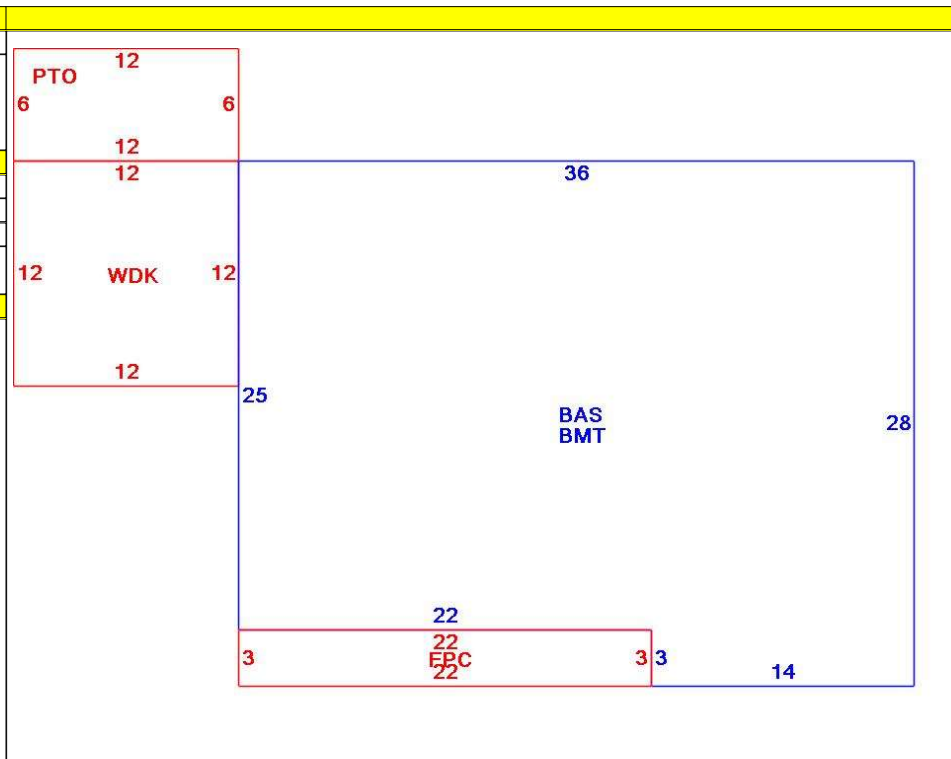
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RC-	4	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0105	1.000		1.0000	661,378.1	145,500

Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value					145,500
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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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	265,427
Year Built	1965
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	201,700
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
WDC	Wood Decking	L	144	20.00	1994		50		0.00	2,000
FOPC	Open Prch-roo	B	66	55.00	1990		76		0.00	2,600
BMT	Basement-Unfi	B	942	26.01	1990		76		0.00	19,400
SHED	Shed	L	96	18.00	2016		94		0.00	1,600
PAT2	Patio-Good	L	72	9.94	2016		97		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	942	942	942	281.77	265,427
BMT	Basement Area	0	942	0	0.00	0
FPC	Open Porch Conc. Floor	0	66	0	0.00	0
PTO	Patio	0	72	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		942	2,166	942		265,427

