

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WUELLNER, LARRY D & SUSAN E  PO BOX 257		1 Level	1 All Public 4 Gas	1 Paved		Description	Code	Assessed	Assessed
						RESIDENTL RES LAND	1010 1010	590,600 391,800	590,600 391,800
<b>SUPPLEMENTAL DATA</b>									
GROTON MA 01450		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_979686_2719615		Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#					
						Total		982,400	982,400

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WUELLNER, LARRY D & SUSAN E		29237	0038	10-30-2015	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed			
KOEHLER, KATHLEEN E		23228	0239	10-23-2008	U	I	1	1	2023	1010	504,000	2022	1010	412,300			
KOEHLER, RICHARD H & KATHLEEN E		18557	0274	05-06-2004	Q	I	750,000	00		1010	364,500		1010	253,000			
KASETA, STEVEN J		7112	0287	03-30-1990	Q	I	285,000	U					1010	24,000			
MERIAM, WORCESTER		4101	0077	05-08-1984	U	I	0	A	Total		868,500	Total		665,300	Total		651,200

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	Batch
0109				BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	534,800
Appraised Xf (B) Value (Bldg)	31,800
Appraised Ob (B) Value (Bldg)	24,000
Appraised Land Value (Bldg)	391,800
Special Land Value	0
Total Appraised Parcel Value	982,400
Valuation Method	C
Total Appraised Parcel Value	982,400

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
17-357	02-15-2017	804	Addn Alt-Res	7,500	06-30-2017	100	06-30-2017	Repair ceilings in thre rooms a	05-12-2020	DM			FR	Field Review
54127	06-22-2001	AD	Addition	21,888	01-01-2002	100		2ND FLOOR	03-09-2017	JR	03		03	Cycl Insp Comp
52122	03-16-2001	RE	Remodel	35,000	01-01-2002	100		KITCHEN	09-03-2004	PT	02		01	Meas/Est
31830	06-26-1998	WD	Wood Deck	1,000		100			09-12-2001	MF	02		02	Bldg Permit Completed
									11-06-2000	PT	01		00	Meas/Listed-Interior Acces
									06-15-1991	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	RF-2	1	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000
1	1010	Single Fam M-0	RF-2	1	0.120	AC 14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	3,800
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			391,800

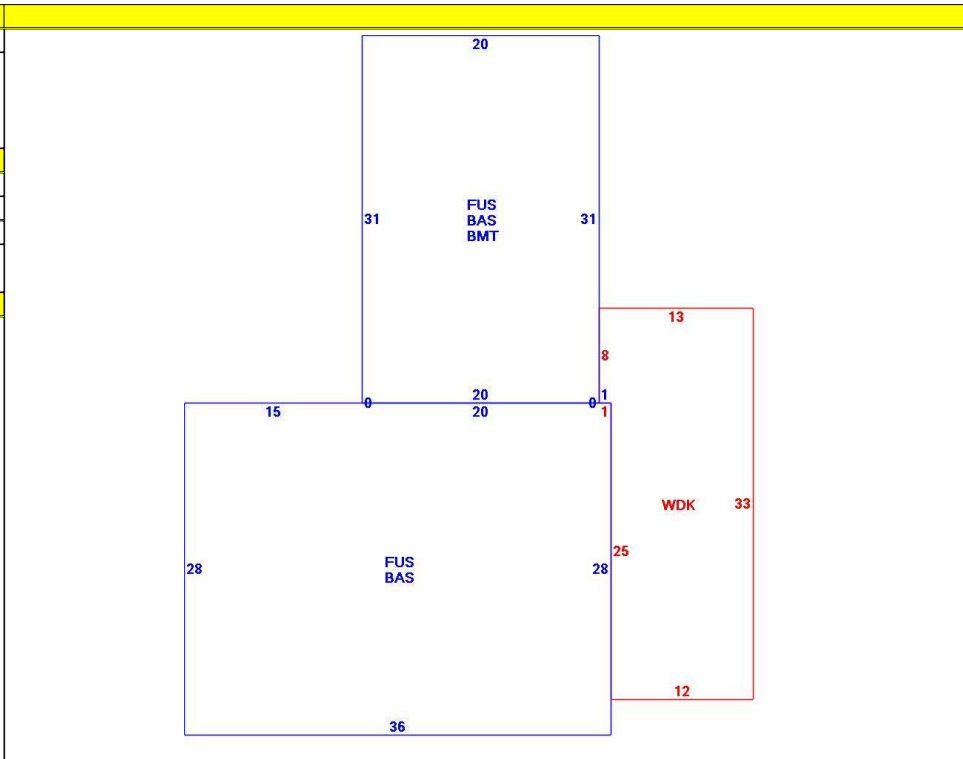
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	05	Stone Walls			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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		732,616
Year Built		1690
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		534,800
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
FPL3	Fireplace 2 sto	B	2	7000.00	1984		73		0.00	10,200
FPO	Ext FP Openin	B	5	2000.00	1984		73		0.00	7,300
FGR2	Garage- Avg-	L	528	50.00	2000		81	00	1.00	21,400
WDC	Wood Decking	L	404	20.00	1986		34		0.00	2,600
BMT	Basement-Unfi	B	620	26.01	1984		73		0.00	14,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,628	1,628	1,628	225.01	366,308
BMT	Basement Area	0	620	0	0.00	0
FUS	Upper Story	1,628	1,628	1,628	225.01	366,308
WDK	Wood Deck	0	404	0	0.00	0
Ttl Gross Liv / Lease Area		3,256	4,280	3,256		732,616

