

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
CURTIN, HAROLD F III & KATHLEEN 5 WEBSTER LANE WAYLAND MA 01778			2	Above Street	4	Gas	1	Paved	1	Marginal View	Description	Code	Assessed	Assessed	
					1	All Public						RESIDENTL	1010	683,900	683,900
												RES LAND	1010	1,252,000	1,252,000
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_981998_2720445						Plan Ref. Land Ct# 31372-A #SR Life Estate PP STATU Assoc Pid#									
												Total		1,935,900	1,935,900

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CURTIN, HAROLD F III & KATHLEEN P			C219675	0	06-13-2019		U	I			1,209,500	1									
LYNCH, JUDITH S TR			#D11307	0	12-21-2009		U	I			0	1	2023	1010	584,400	2022	1010	487,200	2021	1010	385,900
SCHILPP, FREDERICK G & PICKMAN, CA			C190351	0	12-21-2009		Q	I			975,000	00		1010	1,010,000		1010	890,600		1010	890,600
LYNCH, JOHN H & JUDITH S TRS			C162360	0	08-03-2001		Q	I			630,000	00								1010	22,100
SABATT, CHARLES M TR			C162359	0	08-03-2001		U	I			0	1A									
												Total		1,594,400	Total		1,377,800	Total		1,298,600	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	615,200
Appraised Xf (B) Value (Bldg)	46,600
Appraised Ob (B) Value (Bldg)	22,100
Appraised Land Value (Bldg)	1,252,000
Special Land Value	0
Total Appraised Parcel Value	1,935,900
Valuation Method	C
Total Appraised Parcel Value	1,935,900

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
19-2099	09-16-2019	835	Sid/Wind/Roof/	10,000	12-05-2019	100	06-30-2020	Window replacement	05-12-2020	DM			FR	Field Review
19-2389	08-06-2019	880	Alt-Int work-Res	50,000	12-05-2019	100	06-30-2020	EXPLORITORY DEMOLITIO	03-10-2020	SAF			20	Sale Review
16-2244	08-05-2016	835	Sid/Wind/Roof/	13,000	06-30-2017	100	06-30-2017	replace windows .27 uval and	02-14-2020	SR	02		02	Bldg Permit Completed
201201832	04-19-2012	RA	Remodel-Additi	50,000	02-15-2013	100	06-30-2013	10X16 3 SEASON PORCH-2 S	01-24-2020	CK	03		16	In Office Review
201005345	10-14-2010	IN	Insulation	2,200	06-30-2011	100	06-30-2011	AIR SEAL,INSULATE	04-12-2019	JD	03		16	In Office Review
									03-01-2017	JR	03		03	Cycl Insp Comp
									07-13-2011	TP	03		16	In Office Review

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-1	1	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0116	7.100		1.0000	1,252,042	1,252,000
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			1,252,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		798,999
			Year Built		1836
			Effective Year Built		1989
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		615,200
			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
FPL2	Fireplace 1.5 s	B	2	6000.00	1989		77		0.00	9,200
FGR2	Garage- Avg-	L	576	50.00	1985		66	00	1.00	19,000
FPO	Ext FP Openin	B	2	2000.00	1989		77		0.00	3,100
PAT2	Patio-Good	L	168	9.94	1986		67		0.00	1,300
FOPC	Open Prch-roo	B	168	55.00	1989		77		0.00	5,100
BMT	Basement-Unfi	B	976	26.01	1989		77		0.00	20,100
FEP	Enclosed porc	B	180	70.00	1989		77		0.00	9,100
PAT2	Patio-Good	L	120	9.94	1986		67		0.00	900
SHED	Shed	L	120	18.00	1989		40		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	287.10	500,702
BMT	Basement Area	0	976	0	0.00	0
FEP	Enclosed Porch	0	180	0	0.00	0
FHS	Half Story	264	528	264	143.55	75,794
FPC	Open Porch Conc. Floor	0	168	0	0.00	0
PTO	Patio	0	168	0	0.00	0
TQS	Three Quarter Story	775	1,192	775	186.66	222,503
Ttl Gross Liv / Lease Area		2,783	4,956	2,783		798,999

