

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
PETERSON, JOHN J & MARYANN 4 CHATHAM TRACE WILBRAHAM MA 01095			1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed
					1	All Public					RESIDNTL	1010	931,200	931,200
											RES LAND	1010	1,010,900	1,010,900
SUPPLEMENTAL DATA														
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR 21 #DL 2 GIS ID F_981908_2720956						Plan Ref. 90/79 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#								
											Total		1,942,100	1,942,100

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
PETERSON, JOHN J & MARYANN			33831	15	02-25-2021	U	I			1	1F			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PETERSON, JOHN I & MARYANNE			27948	0060	01-23-2014	Q	I			1,125,000	00	2023	1010	825,300	2022	1010	713,700	2021	1010	542,100		
TERRIO, KRISTEN E			27637	0269	08-22-2013	U	I			1	1		1010	919,000		1010	497,500		1010	481,800		
TERRIO, RICHARD J JR & KRISTEN E			13077	0076	06-16-2000	Q	I			590,000	00								1010	68,200		
KOCH, ROBERT C & LAURA			10812	0029	06-20-1997	Q	I			300,000	00	Total				1,744,300	Total		1,211,200	Total		1,092,100

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	782,200
Appraised Xf (B) Value (Bldg)	80,800
Appraised Ob (B) Value (Bldg)	68,200
Appraised Land Value (Bldg)	1,010,900
Special Land Value	0
Total Appraised Parcel Value	1,942,100
Valuation Method	C
Total Appraised Parcel Value	1,942,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0114				BARNS

NOTES									

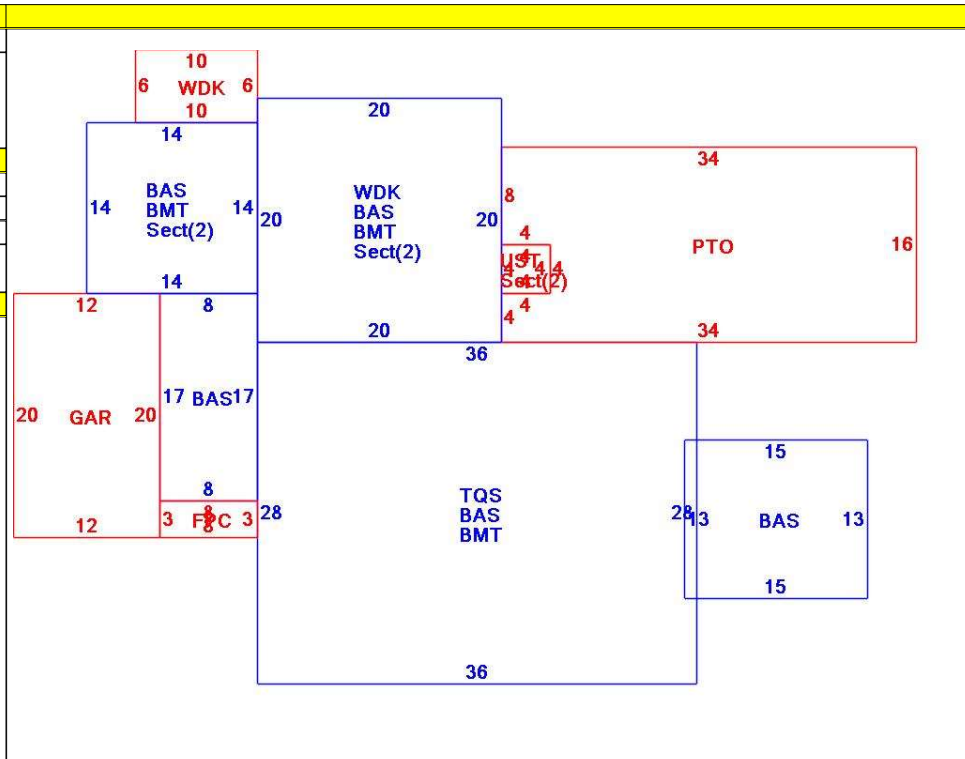
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
18-2644	08-14-2018	835	Sid/Wind/Roof/	14,200		100		reroof (stripping old shingles)		05-11-2020	DM			FR	Field Review
201403313	05-29-2014	IN	Insulation	2,900	06-30-2014	100	06-30-2014	INSULATE KNEEWALL; LIVIN		08-12-2015	SR	02		03	Cycl Insp Comp
200802543	05-30-2008	AD	Addition	120,000	10-15-2008	100	06-30-2009			01-22-2015	JR	03		16	In Office Review
23918	06-23-1997	SP	Swimming Pool	30,000	09-22-1998	100	12-31-1998	POOL		03-28-2012	DR	03		16	In Office Review
B35698	03-01-1993	AD	Addition	35,000	01-15-1994	100	12-31-1994	BA REMODE		06-19-2009	TP	03		52	New Construction
B34130	01-01-1991	AD	Addition	7,000	12-31-1991	100	12-31-1991	BA DORMER		04-06-2009	MA	22		22	Change of Address
										03-12-2009	JG			04	Permit/Hold as NewGrth

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0114	6.500		1.0000	2,246,428	1,010,900	
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value					1,010,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.5	1 1/2 Stories			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		940,193
Year Built		1954
Effective Year Built		1993
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		20
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		80
RCNLD		782,200
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	1	6000.00	1995		80		0.00	4,800
SPL3	Pool Gunite	L	648	75.00	1997		56	00	1.00	28,600
BFA2	Bsmt Fin-VG-	B	596	54.47	1995		80		0.00	26,000
FOPC	Open Prch-roo	B	24	55.00	1995		80		0.00	1,400
GAR	Attached Gara	B	240	40.00	1995		80		0.00	9,100
BMT	Basement-Unfi	B	1,008	26.01	1995		80		0.00	21,400
FPLO	Outdoor firepl -	L	1	13840.00	2010		91	C	1.00	12,600
PAT1	Patio- Average	L	808	5.89	1997		78		0.00	3,400
SPH2	Pool Heater 50	L	1	3081.00	2010		82		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,339	1,339	1,339	355.39	475,874
BMT	Basement Area	0	1,008	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	240	0	0.00	0
PTO	Patio	0	528	0	0.00	0
TQS	Three Quarter Story	655	1,008	655	230.94	232,784
WDK	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		1,994	4,207	1,994		708,658



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Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value				1,010,900

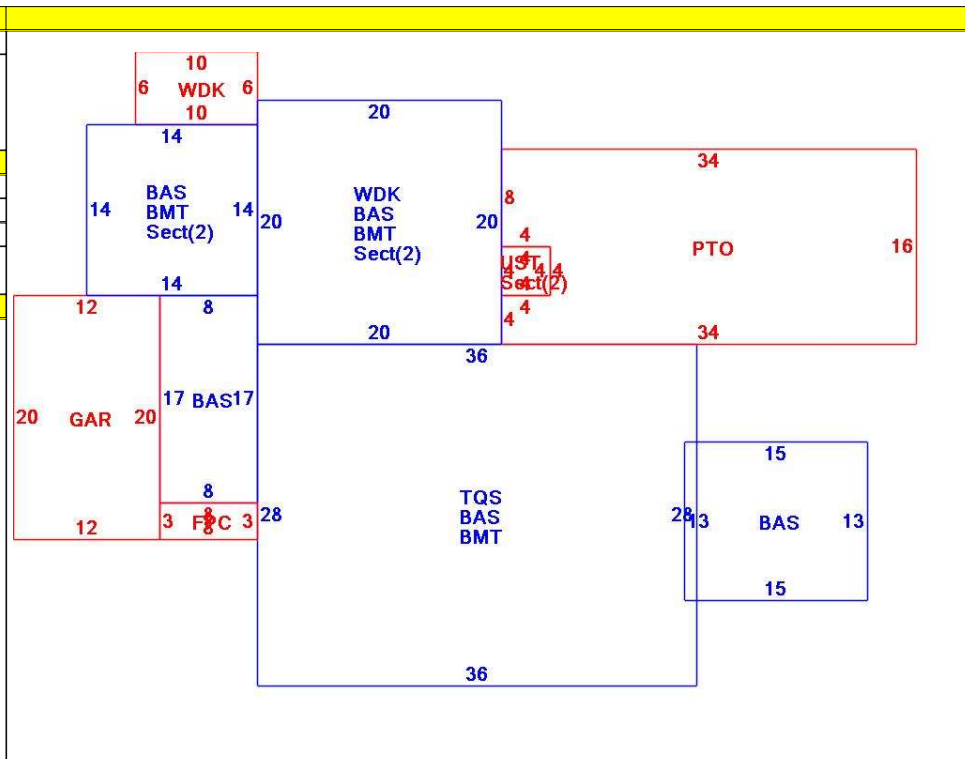
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
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Total Rooms	5	5 Rooms			
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Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
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Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	940,193
Year Built	2008
Effective Year Built	2010
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	782,200
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
WDC	Wood Decking	L	460	20.00	2010		82		0.00	7,200
PATF	Flagstone Pav	L	528	30.00	2010		91		0.00	13,900
UST	Utility Storage-	B	16	17.11	2012		93		0.00	400
BMT	Basement-Unfi	B	596	26.01	2012		93		0.00	17,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	596	596	596	388.48	231,536
BMT	Basement Area	0	596	0	0.00	0
UST	Utility Enclosure	0	16	0	0.00	0
WDK	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		596	1,608	596		231,536



01/27/2014