

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
KINCHLA, THOMAS & GAIL 26 DUNVEGAN ROAD TEWKSBURY MA 01876		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	281,400	281,400		
			6 Septic			RES LAND	1010	163,300	163,300		
SUPPLEMENTAL DATA						Total				444,700	444,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 56 #DL 2 GIS ID F_983867_2695938				Plan Ref. 110/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KINCHLA, THOMAS & GAIL		29656 0020	05-17-2016	Q	I	294,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FITZPATRICK, MAUREEN		22946 0224	05-30-2008	U	I	222,500	1	2023	1010	248,700	2022	1010	210,100	2021	1010	177,100
MACHADO, LENA, ESTATE OF		22946 0223	05-30-2008	U	I	0	1F		1010	161,300		1010	114,700		1010	114,700
MACHADO, LENA		22946 0222	05-30-2008	U	I	0	1F								1010	900
MACHADO, LENA		11046 0240	11-05-1997	U	I	1	1A	Total		410,000	Total		324,800	Total		292,700

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			
0106				HYAN	Appraised Bldg. Value (Card)	258,700	
					Appraised Xf (B) Value (Bldg)	21,800	
					Appraised Ob (B) Value (Bldg)	900	
					Appraised Land Value (Bldg)	163,300	
					Special Land Value	0	
					Total Appraised Parcel Value	444,700	
					Valuation Method	C	
					Total Appraised Parcel Value	444,700	

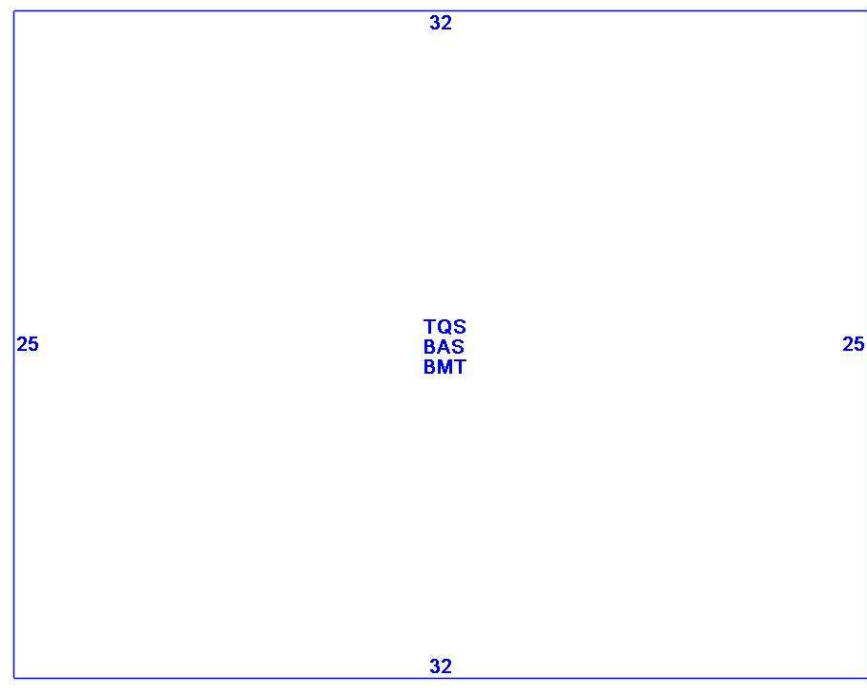
NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-16-2020	SR	02		02	Bldg Permit Completed
										05-26-2020	WD			FR	Field Review
										05-26-2020	WD			FR	Field Review
										03-09-2018	SR	02		03	Cycl Insp Comp
										02-03-2014	JR	03		16	In Office Review
										02-14-2002	PT	01		00	Meas/Listed-Interior Acces
										12-15-1988	ML	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9	07-11-2023	835	Sid/Wind/Roof/	2,651		100		INSULATE ATTIC AND BASE		07-16-2020	SR	02		02	Bldg Permit Completed
20-940	04-08-2020	833	Shd-Res-under	0	06-30-2020	100	06-30-2020	Replacing existing shed with s		05-26-2020	WD			FR	Field Review
201503118	05-26-2015	NS	New Siding	5,500	06-30-2015	100	06-30-2016	RESIDE		05-26-2020	WD			FR	Field Review

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	RB	4	0.190	AC	176,344.00	4.23746	1.0000	5	1.00	0106	1.150		1.0000	859,341.9	163,300
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			163,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 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		340,362	
Year Built		1954	
Effective Year Built		1988	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		76	
RCNLD		258,700	
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1990		76		0.00	4,600
BMT	Basement-Unfi	B	800	26.01	1990		76		0.00	17,200
SHED	Shed	L	48	18.00	2020		100		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	800	800	800	257.85	206,280
BMT	Basement Area	0	800	0	0.00	0
TQS	Three Quarter Story	520	800	520	167.60	134,082
Ttl Gross Liv / Lease Area		1,320	2,400	1,320		340,362

