

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
RYS, KENNETH & SARAH			1	Level	6	Septic	1	Paved	1	Lake/Pond Fro	Description	Code	Assessed	Assessed
					4	Gas							RESIDNTL	1010
2 HASTINGS ROAD					2	Public Water					RES LAND	1010	592,000	592,000
			SUPPLEMENTAL DATA											
WINCHESTER MA 01890			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 21 #DL 2				Plan Ref. Land Ct# 19844-I #SR Life Estate PP STATU				Total		1,090,900	1,090,900
			GIS ID F_983519_2695068				Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
RYS, KENNETH & SARAH			C229234	0	02-25-2022	Q	I	1,095,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KAHN, PHYLLIS			C131689	0	08-15-1996	U	I	1	1F	2023	1010	392,400	2022	1010	366,100	2021	1010	278,400
KAHN, ROGER & PHYLLIS			C131689	0	10-15-1993	Q	I	263,000	U		1010	877,600		1010	461,800		1010	461,800
KANE, JEAN E			C126169	0	04-15-1992	U	I	100	B								1010	47,100
VACHON, INC			C118310	0	08-15-1989	U	I	1	B	Total		1,270,000	Total		827,900	Total		787,300

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	Batch
WF03		HYAN

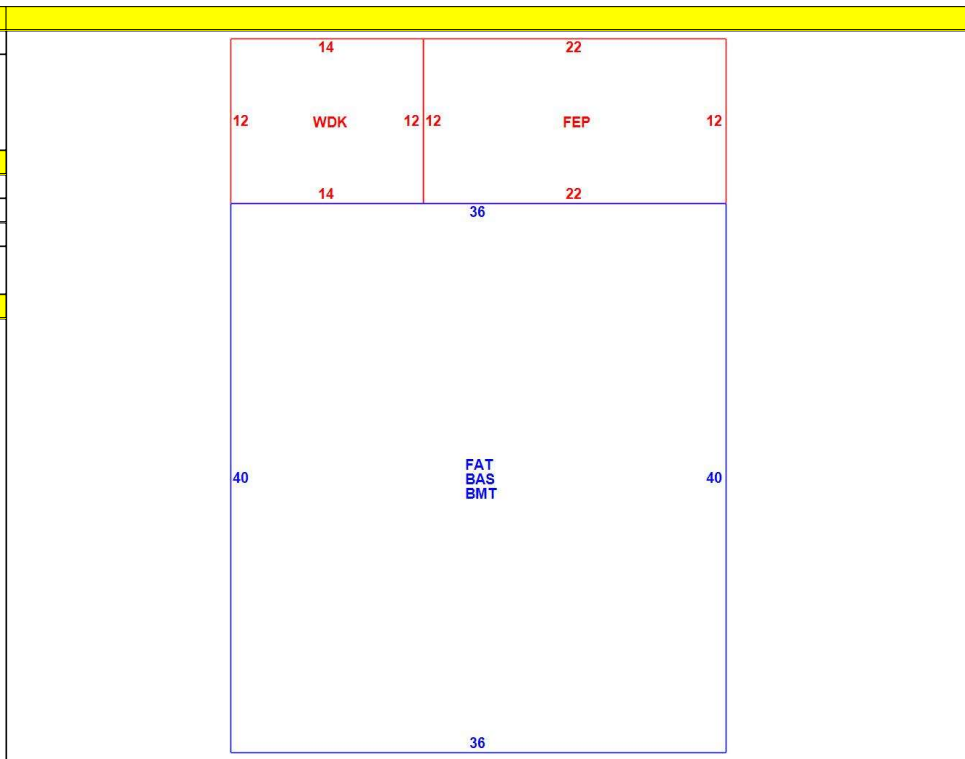
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	395,500
Appraised Xf (B) Value (Bldg)	46,500
Appraised Ob (B) Value (Bldg)	56,900
Appraised Land Value (Bldg)	592,000
Special Land Value	0
Total Appraised Parcel Value	1,090,900
Valuation Method	C
Total Appraised Parcel Value	1,090,900

NOTES								
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-21-3	03-12-2021	835	Sid/Wind/Roof/	6,100	06-30-2022	100	06-30-2022	Air seal and insulate the knee
B36430	01-01-1994	AD	Addition	18,000	01-15-1995	100	12-31-1995	HP DORMER
B27331	12-01-1984	DW	Dwelling	100,000	10-15-1985	100	12-31-1985	HP

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
10-27-2023	CK	03		20	Sale Review
05-24-2023	TR	03		20	Sale Review
05-24-2020	WD			FR	Field Review
10-16-2017	SR	01		03	Cycl Insp Comp
04-14-2015	JR	03		03	Cycl Insp Comp
12-13-2013	JR	03		20	Sale Review
09-14-2012	RB	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	4	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	WF03	3.800		1.0000	1,313,286
1	1010	Single Fam M-0	RF-1	4	0.440	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375
Total Card Land Units					0.89	AC	Parcel Total Land Area					0.89	Total Land Value			592,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
CONDO DATA					
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				470,829	
Year Built				1985	
Effective Year Built				1998	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				395,500	
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	2000		84		0.00	5,000
FGR3	Garage-Good-	L	704	60.00	1985		66	00	1.00	27,900
SPL2	Pool Vinyl	L	512	55.00	2000		62	C	1.00	17,500
WDC	Wood Decking	L	168	20.00	2005		72		0.00	3,100
BMT	Basement-Unfi	B	1,440	26.01	2000		84		0.00	28,900
PAT2	Patio-Good	L	1,102	9.94	2000		81		0.00	7,900
FEP	Enclosed porc	B	264	70.00	2000		84		0.00	12,600
UTIL	UTIL BLDG- L	L	96	16.43	1985		32	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,440	1,440	1,440	284.32	409,416	
BMT	Basement Area	0	1,440	0	0.00	0	
FAT	Attic, Finished	216	1,440	216	42.65	61,412	
FEP	Enclosed Porch	0	264	0	0.00	0	
WDK	Wood Deck	0	168	0	0.00	0	
Ttl Gross Liv / Lease Area		1,656	4,752	1,656		470,828	

