

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION |
|---|--|---------|--------------|---|----------|--------------------|------|----------|----------|--|
| FICHTER, PAUL M 1640 OLD STAGE ROAD WEST BARNSTA MA 02668 | | 1 Level | 1 All Public | 1 Paved | | Description | Code | Assessed | Assessed | |
| | | | 4 Gas | | | RESIDNTL | 1040 | 159,100 | 159,100 | |
| | | | | | | RES LAND | 1040 | 125,600 | 125,600 | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 284,700 |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 82 #DL 2 GIS ID F_985036_2703986 | | | | Plan Ref. Land Ct# 17786-E #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) | | | | | | | | |
|----------------------------|---------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|------|---------|----------|-------|--|---------|
| FICHTER, PAUL M | C173874 | 0 | 07-29-2004 | Q | I | 245,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| WINER, HOWARD A TR | C168793 | 0 | 04-04-2003 | U | I | 125,000 | 1A | 2023 | 1040 | 149,200 | 2022 | 1040 | 174,000 | | | |
| WINER, HOWARD A TR | C157421 | 0 | 04-27-2000 | Q | I | 75,500 | 00 | | 1040 | 120,500 | | 1040 | 89,300 | | | |
| MASON, CHARLES E | C139226 | 0 | 12-15-1995 | U | I | 1 | A | | | | | | | | | |
| MASON, CHARLES & CATHERINE | C128949 | 0 | 01-15-1993 | U | I | 65,000 | L | | | | | | | | | |
| Total | | | | | | | | 269,700 | | Total | | 263,300 | | Total | | 230,900 |

| 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 | | | |
| 0104 | | | | HYAN | Appraised Bldg. Value (Card) | 159,100 | |
| | | | | | Appraised Xf (B) Value (Bldg) | 0 | |
| | | | | | Appraised Ob (B) Value (Bldg) | 0 | |
| | | | | | Appraised Land Value (Bldg) | 125,600 | |
| | | | | | Special Land Value | 0 | |
| | | | | | Total Appraised Parcel Value | 284,700 | |
| | | | | | Valuation Method | C | |
| | | | | | Total Appraised Parcel Value | 284,700 | |

| NOTES | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|-----------|------------|------|-------------|--------|------------|--------|------------|------------------------------|--|------------------------|----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| 20-1387 | 06-02-2020 | 834 | Sheet Metal | 8,660 | 06-30-2020 | 100 | 06-30-2020 | Install new furnace in Attic | | 07-15-2020 | CK | 02 | | 02 | Bldg Permit Completed |
| 20-260 | 01-28-2020 | 834 | Sheet Metal | 8,500 | 06-30-2020 | 100 | 06-30-2020 | New Hvac System - gas furnac | | 05-04-2020 | WD | | | FR | Field Review |
| | | | | | | | | | | 01-11-2018 | SR | 02 | | 03 | Cycl Insp Comp |
| | | | | | | | | | | 04-05-2017 | AL | 22 | | 22 | Change of Address |
| | | | | | | | | | | 10-04-2011 | DR | 03 | | 16 | In Office Review |
| | | | | | | | | | | 05-21-2009 | NF | 03 | | 16 | In Office Review |
| | | | | | | | | | | 05-20-2009 | TR | 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 | 1040 | Two Family | RB | 4 | 0.170 | AC | 176,344.00 | 4.65505 | 1.0000 | 5 | 1.00 | 0104 | 0.900 | | 1.0000 | 738,793.1 | 125,600 |
| Total Card Land Units | | | | | 0.17 | AC | Parcel Total Land Area | | | | | 0.17 | Total Land Value | | | | 125,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 10 | Duplex | | | |
| Model | 01 | Residential | | | |
| Grade: | C- | Average Minus | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | | | |
| 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 | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 8 | 8 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 03 | Conc. Slab | | | |
| Rms Prts | | | | | |
| Bath Split | 20 | 2 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 | 230,617 |
| Year Built | 1945 |
| Effective Year Built | 1979 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 31 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 69 |
| RCNLD | 159,100 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

| | | |
|----|-----|----|
| 60 | | |
| 24 | BAS | 24 |
| 60 | | |

| 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 |
| | | | | | | | | | | |

| 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 | 160.15 | 230,617 | |
| Ttl Gross Liv / Lease Area | | 1,440 | 1,440 | 1,440 | | 230,617 | |

