

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARVALHO, DUARTE M & MARIA H T DHC REALTY TRUST 15 JOHNSON WOODS DRIVE READING MA 01867		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	726,100	726,100
			6 Septic			RES LAND	1010	179,600	179,600
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 34623-B (SH 4)					
#DL 1 LOT 26		#DL 2		#SR					
GIS ID F_948101_2692879		Assoc Pid#		Life Estate					
				PP STATU					
						Total		905,700	905,700

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARVALHO, DUARTE M & MARIA H TRS		C181253 0	10-04-2006	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed			
CLARK, PAUL L & DIANE L		C154788 0	09-16-1999	U	V	82,500	2	2023	1010	652,000	2022	1010	549,100			
DUBEE, ROBERT L JR & ELAINE V		C78676 0	06-29-1979	U		0			1010	177,500		1010	126,200			
									1010			1010	7,700			
								Total		829,500	Total		675,300	Total		601,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	639,400
Appraised Xf (B) Value (Bldg)	79,000
Appraised Ob (B) Value (Bldg)	7,700
Appraised Land Value (Bldg)	179,600
Special Land Value	0
Total Appraised Parcel Value	905,700
Valuation Method	C
Total Appraised Parcel Value	905,700

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
40896	09-07-1999	DW	Dwelling	154,825	01-01-2000	100	01-01-2000		07-12-2023	AG	22		22	Change of Address
									05-29-2020	DM			FR	Field Review
									09-17-2014	SR	02		03	Cycl Insp Comp
									05-27-2010	MA	22		22	Change of Address
									06-21-2005	PT	02		01	Meas/Est
									09-18-2002	PT	02		01	Meas/Est
									11-21-2000	JG			03	Cycl Insp Comp

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	2	0.470 AC	176,344.00	1.88432	1.0000	5	1.00	0106	1.150			1.0000	382,137.4
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			179,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.15	1 Story w/FAT			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 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	687,519
Year Built	1999
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	639,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2012		93		0.00	4,700
FPO	Ext FP Openin	B	1	2000.00	2012		93		0.00	1,900
WDC	Wood Decking	L	572	20.00	2005		72		0.00	7,700
FOPC	Open Prch-roo	B	138	55.00	2012		93		0.00	5,300
GAR	Attached Gara	B	644	40.00	2012		93		0.00	20,600
BMT	Basement-Unfi	B	2,309	26.01	2012		93		0.00	46,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,325	2,325	2,325	261.61	608,250
BMT	Basement Area	0	2,309	0	0.00	0
FAT	Attic, Finished	97	644	97	39.40	25,376
FPC	Open Porch Conc. Floor	0	138	0	0.00	0
GAR	Attached Garage	0	644	0	0.00	0
UAT	Attic, Unfinished	0	2,063	206	26.12	53,892
WDC	Wood Deck	0	572	0	0.00	0
Ttl Gross Liv / Lease Area		2,422	8,695	2,628		687,518

