

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
GUARCO, JOHN P & KAREN E PO BOX 33 GRANBY CT 06035			1 Level	1 All Public	1 Paved	1 Water View	Description	Code	Assessed	Assessed		
							RESIDNTL	1090	694,000	694,000		
							RES LAND	1090	959,700	959,700		
SUPPLEMENTAL DATA							Total				1,653,700	1,653,700
			Alt Prcl ID	Plan Ref. 658/29								
			Split Zonin	Land Ct#								
			BID Parcel	#SR								
			ResExpt Q	Life Estate								
			#DL 1 PARCEL 2	PP STATU								
			#DL 2	Assoc Pid#								
			GIS ID F_988174_2694787									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GUARCO, JOHN P & KAREN E	28120	0337	05-02-2014	U	I	750,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GUARCO, MICHAEL B	1483	0609	09-03-1970	U		0		2023	1090	596,200	2022	1090	372,900	2021	1090	385,600
									1090	860,100		1090	455,200		1090	455,200
															1090	13,100
								Total		1,456,300	Total		828,100	Total		853,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0113			Batch HYAN

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									641,200
Appraised Xf (B) Value (Bldg)									28,300
Appraised Ob (B) Value (Bldg)									24,500
Appraised Land Value (Bldg)									959,700
Special Land Value									0
Total Appraised Parcel Value									1,653,700
Valuation Method									C
Total Appraised Parcel Value									1,653,700

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
EXPR-22-9	07-12-2022	835	Sid/Wind/Roof/	23,840		100		replace roofing shingles	05-11-2020	WD			FR	Field Review
BLDR-21-19	02-19-2021	804	Addn Alt-Res	102,583	06-03-2022	100	06-30-2022	Frame new 13' second floor do	07-05-2019	CK	22		22	Change of Address
201504688	08-03-2015	WD	Wood Deck	0	05-09-2016	100	06-30-2017	DECK 20X16	04-06-2017	JR	02		02	Bldg Permit Completed
									05-16-2016	SR	02		13	CALL BACK
									04-12-2016	AL	03		16	In Office Review
									05-07-2015	NF	03		16	In Office Review
									07-10-2014	JR	03		16	In Office Review

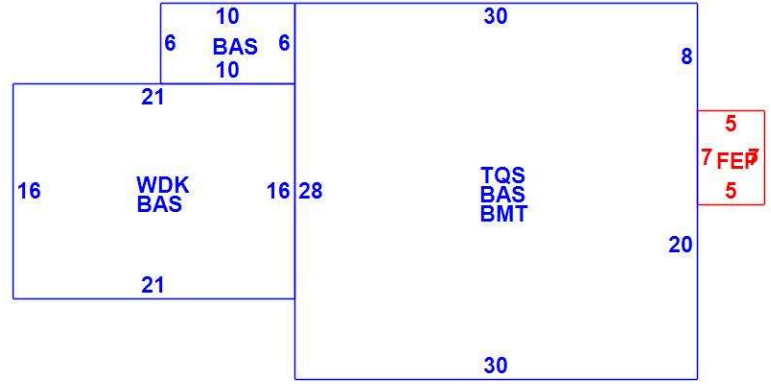
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1090	Multi Hses M-01	RB	4	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0113	6.300		1.0000	3,491,364	942,700
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.28	Total Land Value			942,700	

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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	2				
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	458,420
Year Built	1920
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	316,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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 12 PTO 12
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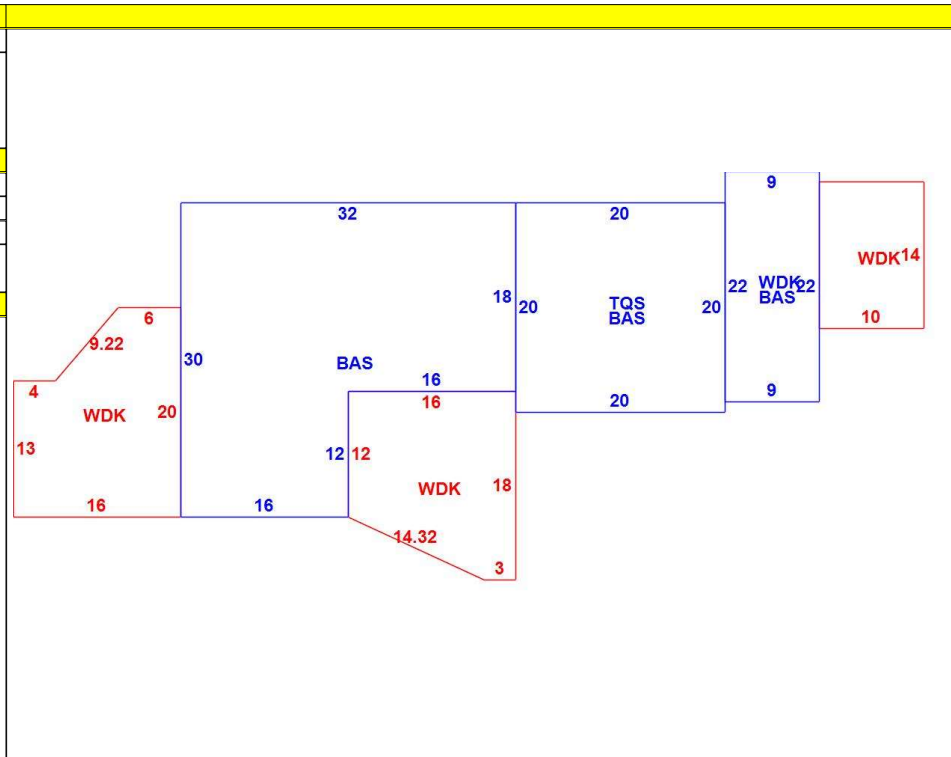
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
BFA	Bsmt Fin-Avg	B	416	17.36	1979		69		0.00	5,000
FEP	Enclosed porc	B	35	70.00	1979		69		0.00	3,000
BMT	Basement-Unfi	B	840	26.01	1979		69		0.00	16,200
PAT2	Patio-Good	L	144	9.94	1987		68		0.00	1,100
WDC	Wood Deck w/	L	336	18.00	2015		92		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	257.25	317,961
BMT	Basement Area	0	840	0	0.00	0
FEP	Enclosed Porch	0	35	0	0.00	0
PTO	Patio	0	144	0	0.00	0
TQS	Three Quarter Story	546	840	546	167.21	140,459
WDK	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		1,782	3,431	1,782		458,420



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				SUPPLEMENTAL DATA										Total								1,653,700	1,653,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL 2 #DL 2 GIS ID F_988174_2694787				Plan Ref. 658/29 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)										
GUARCO, JOHN P & KAREN E				28120	0337	05-02-2014	U	I	750,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
GUARCO, MICHAEL B				1483	0609	09-03-1970	U		0			2023	1090	596,200	2022	1090	372,900	2021	1090	385,600			
													1090	860,100		1090	455,200		1090	455,200			
																			1090	13,100			
				Total								Total		1,456,300	Total		828,100	Total		853,900			
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										APPRAISED VALUE SUMMARY							
				ASSESSING NEIGHBORHOOD								Appraised Bldg. Value (Card) 641,200											
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 28,300											
0113										HYAN		Appraised Ob (B) Value (Bldg) 24,500											
				NOTES								Appraised Land Value (Bldg) 959,700											
												Special Land Value 0											
												Total Appraised Parcel Value 1,653,700											
												Valuation Method C											
												Total Appraised Parcel Value 1,653,700											
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						
												06-03-2022	SR	02		02	Bldg Permit Completed						
												04-20-2022	CK	02		13	CALL BACK						
												06-08-2021	SR	02		13	CALL BACK						
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					
2	1090	Multi Hses M-01	RB	4	0.010 AC	6,600.00	40.9090	1.0000	M	1.00	0113	6.300			1.0000		1,701,000	17,000					
Total Card Land Units					0.01	AC	Parcel Total Land Area					0.28	Total Land Value					17,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	23	Laminate			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt	Y	Apt here			
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		421,931
			Year Built		1920
			Effective Year Built		1989
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		324,900
			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 Deck w/	L	249	18.00	1986		34		0.00	1,600
WDC	Wood Decking	L	271	20.00	2012		86		0.00	4,900
WDC	Deck comp w	L	198	28.00	2022		100		0.00	6,600
WDC	Deck composit	L	140	24.00	2022		100		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,366	1,366	1,366	259.49	354,463
TQS	Three Quarter Story	260	400	260	168.67	67,467
WDK	Wood Deck	0	858	0	0.00	0
Ttl Gross Liv / Lease Area		1,626	2,624	1,626		421,930

