

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
RUOPS, VINCENT P & CAROLA 40 VAALCOM RD		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDENTL	1010	326,000	326,000
		6	Septic							RES LAND	1010	166,700	166,700
SUPPLEMENTAL DATA													
TOLLAND CT 06084		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_986901_2697081				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 492,700 492,700			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
RUOPS, VINCENT P & CAROLA		7264	0240	08-17-1990		U	I	140,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MASON, LORRAINE E		3971	0333	12-29-1983		Q	I	73,500		U		2023	1010	289,700	2022	1010	244,000	2021	1010	193,900	
													1010	151,600		1010	112,300		1010	14,900	
Total												441,300		Total		356,300		Total		321,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
Total			0.00																

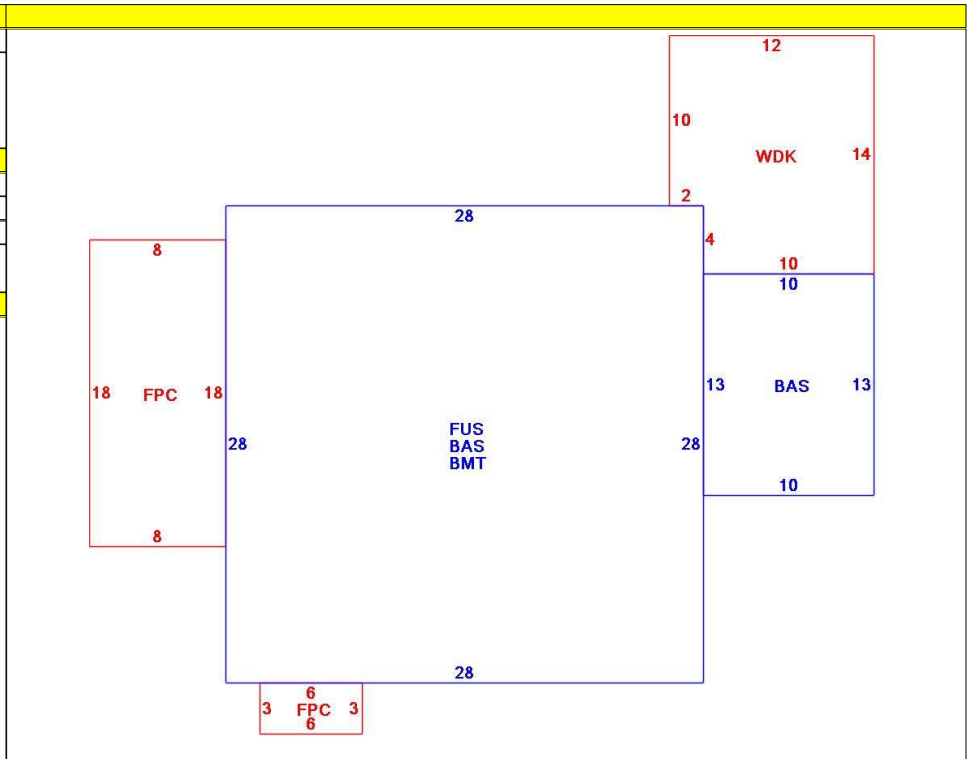
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				287,100
0105						HYAN		Appraised Xf (B) Value (Bldg)				24,000
								Appraised Ob (B) Value (Bldg)				14,900
								Appraised Land Value (Bldg)				166,700
								Special Land Value				0
								Total Appraised Parcel Value				492,700
								Valuation Method				C
								Total Appraised Parcel Value				492,700

NOTES												VISIT / CHANGE HISTORY							
												Date	Id	Type	Is	Cd	Purpost/Result		
												05-07-2020	WD			FR	Field Review		
												01-24-2018	SR	02		03	Cycl Insp Comp		
												05-09-2014	MW	02		02	Bldg Permit Completed		
												03-07-2002	PT	01		00	Meas/Listed-Interior Acces		
												07-15-1988	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		
18-3437	10-17-2018	835	Sid/Wind/Roof/	1,600		100		door				05-07-2020	WD			FR	Field Review		
201307997	11-12-2013	WD	Wood Deck	4,000	04-29-2014	100	06-30-2014	DECK 13X15				01-24-2018	SR	02		03	Cycl Insp Comp		
201002440	05-19-2010	NR	New Roof	4,200	06-30-2010	100	06-30-2010	REROOF-RESIDE				05-09-2014	MW	02		02	Bldg Permit Completed		
												03-07-2002	PT	01		00	Meas/Listed-Interior Acces		
												07-15-1988	ML	01		00	Meas/Listed-Interior Acces		

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	0.630	AC	176,344.00	1.50069	1.0000	5	1.00	0105	1.000		1.0000	264,639.4	166,700	
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value					166,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			Owne 0.0
Interior Wall 1	03	Plastered			B S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr		Factor%
Interior Floor 2	09	Pine/Soft Wood	Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	06	Steam	Building Value New		416,112
AC Type	01	None	Year Built		1929
Bedrooms	03	3 Bedrooms	Effective Year Built		1979
Full Baths	2		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	7	7 Rooms	Depreciation %		31
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Usrflid 105			Condition		
Accessory Apt			Condition %		
Foundation Alt	02	Conc. Block	Percent Good		69
Rms Prts			RCNLD		287,100
Bath Split	20	2 Full-0 Half	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	1979		69		0.00	4,100
FGR2	Garage- Avg-	L	400	50.00	1975		56	00	1.00	11,200
FOPC	Open Prch-roo	B	162	55.00	1979		69		0.00	4,400
BMT	Basement-Unfi	B	784	26.01	1979		69		0.00	15,500
WDC	Wood Decking	L	160	20.00	2013		88		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	914	914	914	245.06	223,985	
BMT	Basement Area	0	784	0	0.00	0	
FPC	Open Porch Conc. Floor	0	162	0	0.00	0	
FUS	Upper Story	784	784	784	245.06	192,127	
WDC	Wood Deck	0	160	0	0.00	0	
Ttl Gross Liv / Lease Area		1,698	2,804	1,698		416,112	

