

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
AMARAL, GUADALUPE F & NIUZA B 656 QUEEN ANNE RD HARWICH MA 02645		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	185,600	185,600	
			2 Public Water			RES LAND	1010	126,700	126,700	
SUPPLEMENTAL DATA						Total		312,300	312,300	
Alt Prcl ID		Split Zonin		Plan Ref.						
#DL 1		NO APP:		Land Ct# 11519-D						
#DL 2		LOT 60A		#SR						
GIS ID		F_987509_2704748		Life Estate						
				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
AMARAL, GUADALUPE F & NIUZA B		C228018	0	10-26-2021	U	I	189,000	1L	Year	Code	Assessed	Year	Code	Assessed
READ, FRANCES J		#D95717	0	11-26-2002	U	I	0	1	2023	1010	163,300	2022	1010	135,400
READ, FRANCES J & RONALD E		C146438	0	11-05-1997	U	I	1	1A		1010	121,600		1010	90,100
READ, FRANCES J		#D40634	0	09-17-1986	U	I	0						1010	1,500
DUCHESNEY, FRANCIS V & READ, FRA		C82184	0	07-02-1980	Q	I	1	U	Total		284,900	Total		225,500
									Total			Total		199,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0104				HYAN				
NOTES				Appraised Bldg. Value (Card)				175,700
				Appraised Xf (B) Value (Bldg)				8,400
				Appraised Ob (B) Value (Bldg)				1,500
				Appraised Land Value (Bldg)				126,700
				Special Land Value				0
				Total Appraised Parcel Value				312,300
				Valuation Method				C
				Total Appraised Parcel Value				312,300

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
201305272	08-07-2013	IN	Insulation	3,500	06-30-2014	100	06-30-2014	INSULATE	02-12-2021	LH	03		16	In Office Review
									05-06-2020	WD			FR	Field Review
									12-18-2017	KM	02		03	Cycl Insp Comp
									03-23-2016	LH	03		16	In Office Review
									12-17-2015	LH	03		16	In Office Review
									10-03-2014	LH	03		16	In Office Review
									01-28-2014	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	1010	Single Fam M-0	HC	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0104	0.900		1.0000	703,824.1	126,700
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			126,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	274,488
Year Built	1941
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	64
RCNLD	175,700
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 Decking	L	120	20.00	1989		40		0.00	1,500
BMT	Basement-Unfi	B	336	26.01	1979		64		0.00	8,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	272.31	182,992
BMT	Basement Area	0	336	0	0.00	0
FHS	Half Story	336	672	336	136.16	91,496
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,008	1,800	1,008		274,488

