

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GRAINGER, JEFFREY B & O'BRIEN, 788 WARE STREET MANSFIELD MA 02048		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION		
			4 Gas		1 Marginal View	RESIDENTL	1010	761,800	761,800			
			6 Septic			RES LAND	1010	572,300	572,300			
SUPPLEMENTAL DATA												
Alt Prcl ID					Plan Ref.	195/45						
Split Zonin RF-1;RF-2					Land Ct#							
BID Parcel					#SR							
ResExpt Q					Life Estate							
#DL 1 LOT 2					PP STATU	A:Active						
#DL 2					Assoc Pid#							
GIS ID F_986610_2719078					Total						1,334,100	1,334,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GRAINGER, JEFFREY B & O'BRIEN, THE		29830	0189	07-29-2016	U	I	417,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONNORS, THOMAS E & FEIGA H		5745	0243	05-28-1987	U	I	205,000	O	2023	1010	612,000	2022	1010	522,100	2021	1010	410,900
HOSFORD, CHRISTIAN S & JOYCE T		2484	0285	03-25-1977	U		0			1010	404,600		1010	349,300		1010	317,600
									Total		1,016,600	Total		871,400	Total		729,400

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		Appraised Bldg. Value (Card)						716,700			
0110							BARNS		Appraised Xf (B) Value (Bldg)						8,400			
								Appraised Ob (B) Value (Bldg)						36,700				
								Appraised Land Value (Bldg)						572,300				
								Special Land Value						0				
								Total Appraised Parcel Value						1,334,100				
								Valuation Method						C				
								Total Appraised Parcel Value						1,334,100				

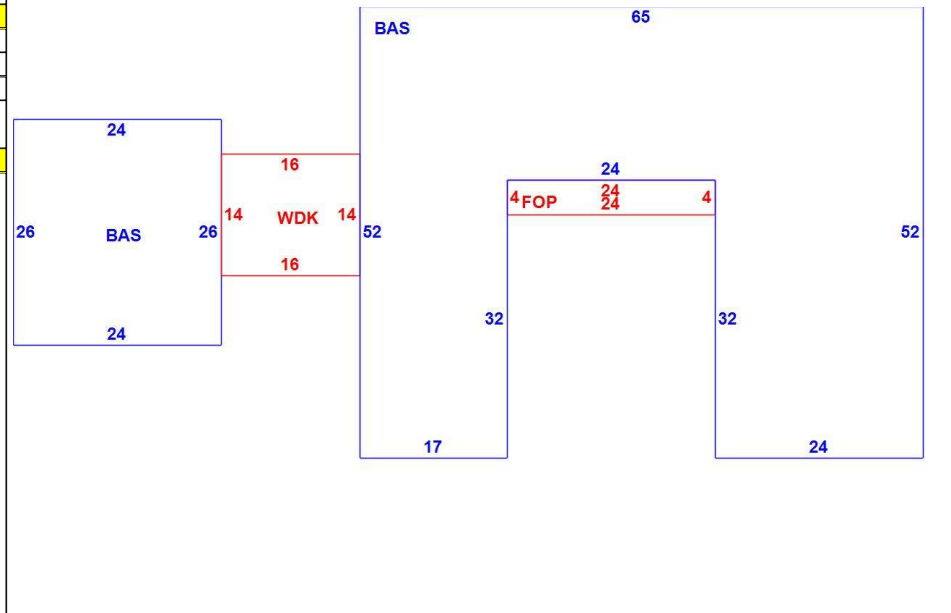
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-72	10-19-2022	882	Detached Acce	142,000	01-17-2023	50		Construct a detached 2 car gar		01-17-2023	SR	01		13	CALL BACK
18-2507	08-03-2018	822	Insulation	1,500	06-30-2019	100	06-30-2019	insulation/weatherization		05-06-2020	DM			FR	Field Review
17-254	01-31-2017	880	Alt-Int work-Res	8,500	05-19-2017	100	06-30-2018	ADD AS ADDENDUM TO EXI		05-31-2018	SR	01		02	Bldg Permit Completed
16-2720	09-29-2016	804	Addn Alt-Res	85,000	05-19-2017	100	06-30-2017	To change Siding, New Windo		06-01-2017	SR	02		13	CALL BACK
B21363	06-01-1979	AD	Addition	0	01-15-1982	100	12-31-1982	BA ADD'N		01-30-2017	JR	03		20	Sale Review
B19417	07-01-1977	DW	Dwelling	0	01-15-1978	100	12-31-1978	BA 1 STOR							

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	SPLI	1	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0110	3.100		1.0000	546,666.4	546,700
1	1010	Single Fam M-0	SPLI	1	0.580	AC	14,250.00	1.00000	1.0000	0	1.00	0110	3.100		1.0000	44,175	25,600
Total Card Land Units					1.58	AC	Parcel Total Land Area					1.58	Total Land Value			572,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	04	4 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	884,774
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	716,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
FOP	Open Porch-ro	B	96	55.00	1997		81		0.00	4,300
WDC	Wood Deck w/	L	224	18.00	2016		19		0.00	900
FGR7	Gar w/Lft Goo	L	1,024	70.00	2023		50	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,236	3,236	3,236	273.42	884,774
FOP	Open Porch	0	96	0	0.00	0
WDC	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		3,236	3,556	3,236		884,774

