

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARRNS, ANNE C & LEAHY, RICHA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
817 N HIGHLAND AVENUE						RESIDENTL	1090	312,800	312,800	
FAYETTEVILLE AR 72701						RES LAND	1090	828,400	828,400	
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 300/62						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 1				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_985750_2721075						Total		1,141,200	1,141,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARRNS, ANNE C & LEAHY, RICHARD S		27950 0079	01-24-2014	U	I	10	1J	Year	Code	Assessed	Year	Code	Assessed
CARRNS, ANNE C & JOHN B JR & DOUG		27950 0054	01-24-2014	U	I	10	1J	2023	1090	267,800	2022	1090	224,700
CARRNS, ANNE C & JOHN B JR & DOUG		27950 0052	01-24-2014	U	I	165,000	1J		1090	684,600	2021	1090	446,300
CARRNS, ANNE C & JOHN B JR & DOUG		24508 0276	04-26-2010	U	I	165,000	1J						
CARRNS, ANNE C & JOHN B JR & DOUG		16703 0203	04-07-2003	U	I	1	1J						
Total								952,400	Total	671,000	Total	589,700	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			BARNS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	300,000
Appraised Xf (B) Value (Bldg)	12,200
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	828,400
Special Land Value	0
Total Appraised Parcel Value	1,141,200
Valuation Method	C
Total Appraised Parcel Value	1,141,200

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
BLDR-22-85	02-28-2022	804	Addn Alt-Res	15,000	01-12-2023	100	06-30-2023	Add dormer. Enclose Entrywa	05-05-2020	DM			FR	Field Review
TB-20-3352	07-08-2021	835	Sid/Wind/Roof/	35,000	06-30-2022	100	06-30-2022	Remove and replace all exteri	01-17-2014	JR	03		16	In Office Review
EXPR-21-7	05-04-2021	835	Sid/Wind/Roof/	9,800	06-30-2021	100	06-30-2021	Remove existing siding. Install	06-08-2010	DR	22		22	Change of Address
76639	05-07-2004	NR	New Roof	4,700	08-12-2004	100	01-01-2005		08-12-2004	MF	04		44	Drive by inspection only
									07-31-2002	PT	02		01	Meas/Est
									10-15-1995	ME	02		01	Meas/Est

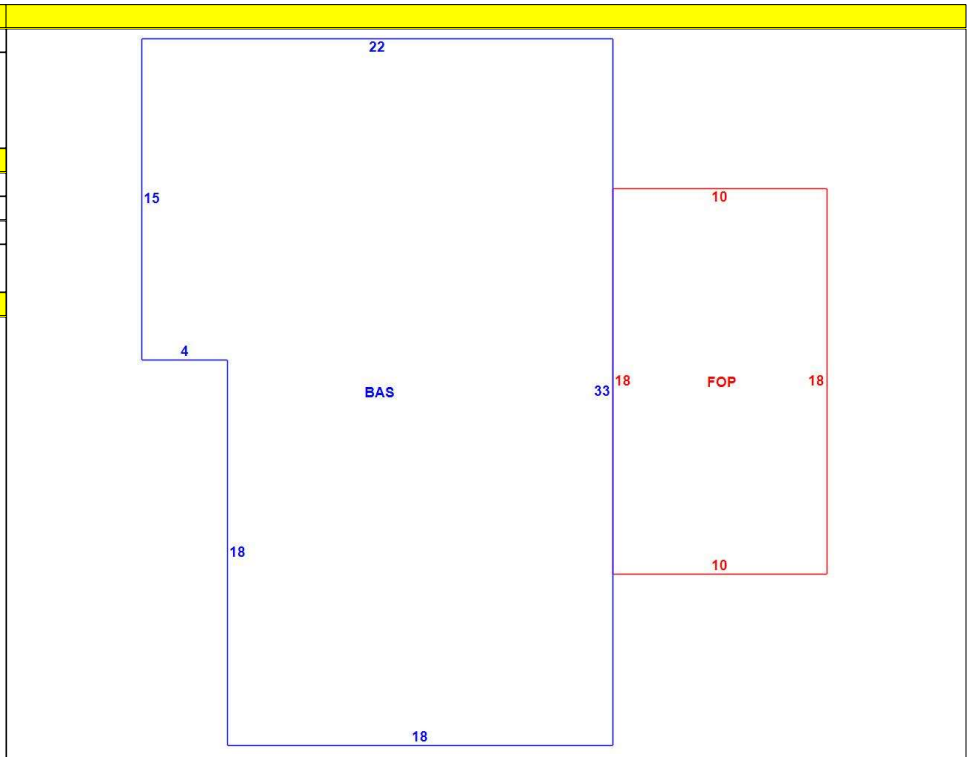
LAND LINE VALUATION SECTION

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	1	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0112	5.500		1.0000	2,761,211	828,400
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			828,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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	209,484
Year Built	1935
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	144,500
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
FOP	Open Porch-ro	B	180	55.00	1979		69		0.00	5,800
SHED	Shed	L	64	18.00	1997		56		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	654	654	654	320.31	209,484	
FOP	Open Porch	0	180	0	0.00	0	
Ttl Gross Liv / Lease Area		654	834	654		209,484	



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FAYETTEVILLE AR 72701						RES LAND	1090	828,400	828,400	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref. 300/62						
#DL 1 LOT 1		#DL 2		Land Ct#						
GIS ID F_985750_2721075				Life Estate						
				PP STATU						
				Assoc Pid#						
						Total		1,141,200	1,141,200	

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CARRNS, ANNE C & LEAHY, RICHARD S		27950 0079	01-24-2014	U	I	10	1J	Year	Code	Assessed	Year	Code	Assessed			
CARRNS, ANNE C & JOHN B JR & DOUG		27950 0054	01-24-2014	U	I	10	1J	2023	1090	267,800	2022	1090	224,700			
CARRNS, ANNE C & JOHN B JR & DOUG		27950 0052	01-24-2014	U	I	165,000	1J		1090	684,600	2021	1090	446,300			
CARRNS, ANNE C & JOHN B JR & DOUG		24508 0276	04-26-2010	U	I	165,000	1J									
CARRNS, ANNE C & JOHN B JR & DOUG		16703 0203	04-07-2003	U	I	1	1J									
								Total		952,400	Total		671,000	Total		589,700

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						
0112				BARNS						
NOTES								Appraised Bldg. Value (Card)		300,000
								Appraised Xf (B) Value (Bldg)		12,200
								Appraised Ob (B) Value (Bldg)		600
								Appraised Land Value (Bldg)		828,400
								Special Land Value		0
								Total Appraised Parcel Value		1,141,200
								Valuation Method		C
								Total Appraised Parcel Value		1,141,200

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
									01-12-2023	SR	02		02	Bldg Permit Completed

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	1	0 SF	0.00	1.00000	1.0000	5	1.00	0112	5.500		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.30	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1.4				
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	09	Blk/Pour Ftgs			
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	225,430
Year Built	1935
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	155,500
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
FOP	Open Porch-ro	B	210	55.00	1979		69		0.00	6,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	740	740	740	268.69	198,829	
FAT	Attic, Finished	99	660	99	40.30	26,600	
FOP	Open Porch	0	210	0	0.00	0	
Ttl Gross Liv / Lease Area		839	1,610	839		225,429	

