

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NGUYEN, KHONG A & HUYNH, PHUO								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
5 VALLEY VIEW DRIVE								RESIDNTL	1020	543,300	543,300		
NORTH GRAFT MA 01536				<b>SUPPLEMENTAL DATA</b>								<b>VISION</b>	
Alt Prcl ID				Plan Ref.									
Split Zonin				Land Ct# 18964-N-1 THRU									
ResExpt Q				Life Estate									
#DL 1 UNIT 25				PP STATU									
#DL 2 BLDG 3				Assoc Pid#									
GIS ID F_989966_2695756								Total				543,300	543,300

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
NGUYEN, KHONG A & HUYNH, PHUONG							C21-2	0	08-07-2009	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PETERSON, ROBERT A & AMY E							C21-2	0	05-31-2000	Q	I	185,000	00	2023	1020	399,000	2022	1020	361,800	2021	1020	370,400	
KANE, PETER D							C21-2	0	11-15-1986	Q	I	150,000	U									6,400	
BENTLEY, JOHN C JR							C21-2	0	11-15-1986	Q	I	160,000	U										
LECHAN, LEONARD M							C21-2	0	06-24-1976	Q		49,900	U										
														Total	399,000	Total	361,800	Total		Total	376,800		

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							
0001				HYAN	Appraised Bldg. Value (Card)						517,400
					Appraised Xf (B) Value (Bldg)						19,500
					Appraised Ob (B) Value (Bldg)						6,400
					Appraised Land Value (Bldg)						0
					Special Land Value						0
					Total Appraised Parcel Value						543,300
					Valuation Method						C
					Total Appraised Parcel Value						543,300

NOTES												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-23-2023	TR	03		16	In Office Review		
									05-11-2020	WD			FR	Field Review		
									04-24-2019	SR	02		03	Cycl Insp Comp		
									02-02-2012	TP	03		16	In Office Review		
									10-12-2006	NF	02		03	Cycl Insp Comp		

LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value				
1	102U	Condominium M	RB	4		0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0				
Total Card Land Units												0 SF	Parcel Total Land Area			0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	B	Custom			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1522				
Bath Split	21	2 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
<b>CONDO DATA</b>					
Parcel Id	104266	C 0500	Owne	0.6	
	YACHTSMAN	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	105		
<b>COST / MARKET VALUATION</b>					
Building Value New		623,408			
Year Built		1975			
Effective Year Built		1997			
Depreciation Code		A			
Remodel Rating					
Year Remodeled		17			
Depreciation %		0			
Functional Obsol		0			
External Obsol		1			
Trend Factor					
Condition					
Condition %		83			
Percent Good		517,400			
Cns Sect Rcnld					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

11		3
11	WDK	11 3
11		
14		
12	WDK FUS BAS	12
14		
10	UAT FUS BAS	10
14		
14	UAT FUS BAS BMT	14
14		
6	FUS BAS BMT	6
5	FOP (x2)	5
14		

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	Deck comp w	L	168	28.00	1997		56		0.00	3,400
UST	Utility Storage	B	15	17.11	1999		83		0.00	300
FOP	Open Porch-ro	B	70	55.00	1999		83		0.00	3,600
BMT	Basement-Unfi	B	281	26.01	1999		83		0.00	9,900
FPLG	Gas Fireplace-	B	1	2500.00	1999		83		0.00	2,100
WDC	Deck comp w	L	121	28.00	1997		56		0.00	3,000
FOP	Open Porch-ro	B	70	55.00	1999		83		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	588	588	588	515.21	302,941	
BMT	Basement Area	0	280	0	0.00	0	
FOP	Open Porch	0	140	0	0.00	0	
FUS	Upper Story	588	588	588	515.21	302,941	
UAT	Attic, Unfinished	0	336	34	52.13	17,517	
UST	Utility Enclosure	0	15	0	0.00	0	
WDK	Wood Deck	0	289	0	0.00	0	
Ttl Gross Liv / Lease Area		1,176	2,236	1,210		623,399	

