Property Location 41 VIOLA LANE | Map ID 043/ 006/ 005/ / | Bldg Name | State Use 1010
Vision ID 2836 | Account # 402326 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 5:55:57 PM

CURRENT OWNER

SOARES, KENNETH J SR & SHEILA

203 COOK ROAD

EAST AVENUE NY 14052

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water		
	4 Gas	1 Paved	
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	448/85
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	INFO:	Life Estate	SHEILA M & KEN
#DL 1	LOT 41	PP STATU	
#DL 2			
GIS ID	F_948553_2703075	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	352,300	352,300
RES LAND	1010	150,900	150,900
Total		503,200	503,200

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SOARES, KENNETH J SR & SHEILA M	31069	0148	02-06-2018	U	I	1	1F
SOARES, KENNETH J & SHEILA	9669	0259	05-15-1995	Q	I	107,000	U
KERMODE, GEOFFREY& RICE,E	7108	0296	03-15-1990	U	V	67,000	N
RYAN, CHARLES G JR TR	6881	0271	09-15-1989	U	V	1,750,000	N
MARSTONS OVERLOOK CORP	6281	0114	05-15-1988	U	V	1,260,000	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	311,400	2022	1010	262,900	2021	1010	222,600
	1010	137,200		1010	101,600		1010	101,600
							1010	3,000
	Total	448,600		Total	364,500		Total	327,200

EXEMPTIONS

Year	Code	Description	Amount
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	322,800
Appraised Xf (B) Value (Bldg)	26,500
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	150,900
Special Land Value	0
Total Appraised Parcel Value	503,200
Valuation Method	C
Total Appraised Parcel Value	503,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B33688	04-01-1990	DW	Dwelling	70,000	01-15-1991	100	12-31-1991	MM 11/2 S

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-30-2022	BM	22		22	Change of Address
05-20-2020	LS			FR	Field Review
11-29-2017	KM	02		03	Cycl Insp Comp
03-26-2014	JR	03		16	In Office Review
07-15-2005	PT	02		01	Meas/Est
01-26-1999	FS	01		00	Meas/Listed-Interior Acces
01-15-1991	ML	01		00	Meas/Listed-Interior Acces

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	RF	3	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0105	1.000		1.0000	486,903.4	150,900

Total Card Land Units 0.31 AC | Parcel Total Land Area 0.31 | Total Land Value 150,900

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Vision ID 2836 | Account # 402326 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 5:55:58 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	11	Clapboard
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	03	Gas
Heat Type	04	Hot Air
AC Type	01	None
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

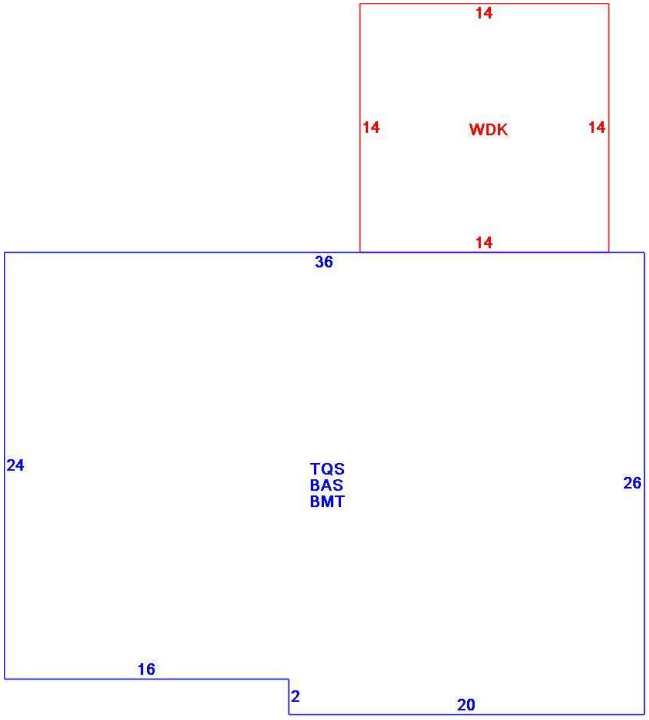
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	375,313
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	322,800
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	2003		86		0.00	5,200
WDC	Wood Decking	L	196	20.00	2001		64		0.00	3,000
BMT	Basement-Unfi	B	904	26.01	2003		86		0.00	21,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	904	904	904	251.55	227,401
BMT	Basement Area	0	904	0	0.00	0
TQS	Three Quarter Story	588	904	588	163.62	147,911
WDK	Wood Deck	0	196	0	0.00	0
	Ttl Gross Liv / Lease Area	1,492	2,908	1,492		375,312