

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
J&K REAL ESTATE LLC H O REALTY LLC 19 BEVERLY ROAD				2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas			RESIDNTL	1010	903,700	903,700				
CHESTNUT HIL MA 02467				2	Public Water					RES LAND	1010	247,500	247,500		
				<b>SUPPLEMENTAL DATA</b>										Total	1,151,200
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 34 #DL 2 GIS ID F_951921_2705250				Plan Ref. 203/53 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

801  
FY2024  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
J&K REAL ESTATE LLC POZZI, STEVEN J & LAURIE MUNSELL, DAVID P JR & DIANE MYCOCK, RONALD J & SOUZA, CAROL BOGLE, JAMES F TR				35400	130	09-30-2022	Q	I	1,100,000	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				26671	0029	09-14-2012	Q	I	760,000	00	2023	1010	753,000	2022	1010	618,900	2021	1010	542,800		
				7679	0122	09-15-1991	Q	I	50,000	U			225,000		1010	155,000		1010	157,400		
				5222	0143	07-15-1986	Q	V	125,000	U							1010	21,400			
				4740	0065	10-15-1985	U	V	2,250,000	N			Total	978,000	Total	773,900	Total	721,600			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	792,700
Appraised Xf (B) Value (Bldg)	71,100
Appraised Ob (B) Value (Bldg)	39,900
Appraised Land Value (Bldg)	247,500
Special Land Value	0
Total Appraised Parcel Value	1,151,200
Valuation Method	C
Total Appraised Parcel Value	1,151,200

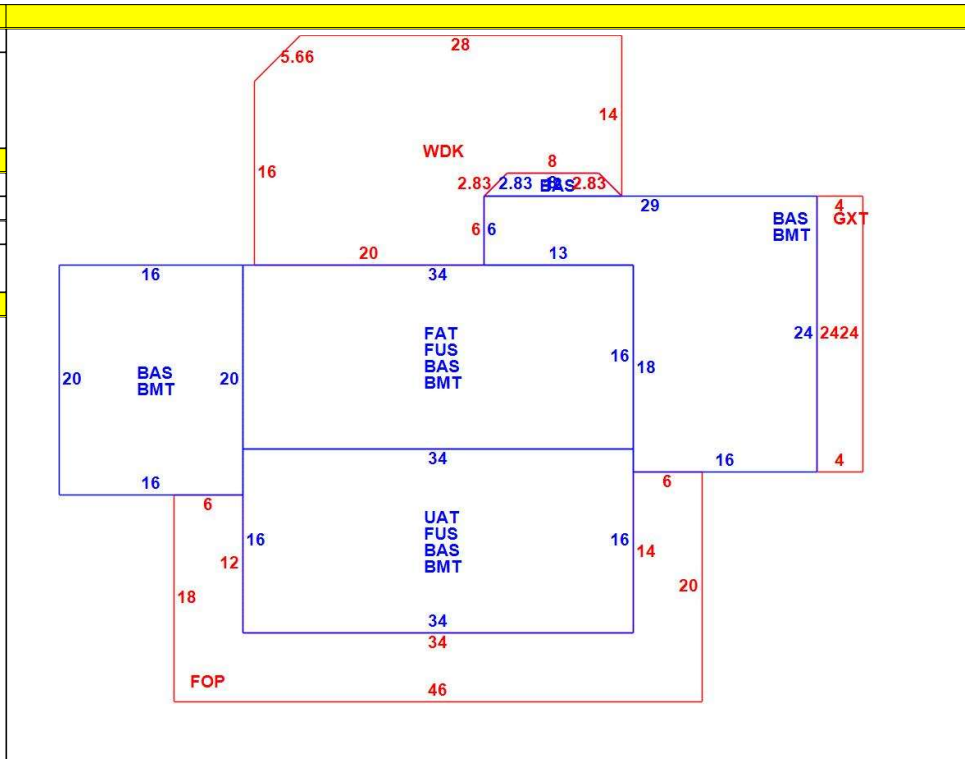
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201407056	10-17-2014	NR	New Roof	13,900	06-30-2015	100	06-30-2015	RE-ROOF STRIPPING OLD S	09-25-2023	CK	02		16	In Office Review
18489	10-09-1996	SP	Swimming Pool	10,000	01-15-1997	100	12-31-1997	POOL	03-27-2023	SR	02		03	Cycl Insp Comp
B36286	11-01-1993	DW	Dwelling	170,000	01-15-1995	100	12-31-1995	MM 2 STOR	08-27-2021	CK	01		03	Cycl Insp Comp
									05-20-2020	LS			FR	Field Review
									07-20-2015	TP	03		16	In Office Review
									06-06-2013	JR	03		20	Sale 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	RF	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400			1.0000	246,881.6	
1	1010	Single Fam M-0	RF	3	0.030	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400			1.0000	19,950	
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value				247,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	2				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	32	3 Full-2 Half			
			Building Value New		900,799
			Year Built		1994
			Effective Year Built		2003
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		792,700
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Building Value New			900,799
Year Built			1994
Effective Year Built			2003
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			12
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			88
RCNLD			792,700
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
FPL3	Fireplace 2 sto	B	1	7000.00	2005		88		0.00	6,200
SPL2	Pool Vinyl	L	512	55.00	1996		54	C	1.00	15,200
BGR2	2 Stall Bmt Ga	B	1	3244.00	2005		88		0.00	2,900
BFA	Bsmt Fin-Avg	B	300	17.36	2005		88		0.00	4,600
WDC	Wood Decking	L	540	20.00	2002		66		0.00	6,700
FOP	Open Porch-ro	B	432	55.00	2005		88		0.00	14,700
BMT	Basement-Unfi	B	1,870	26.01	2005		88		0.00	37,200
GXT	Garage Extens	B	96	65.00	2005		88		0.00	5,500
SHED	Shed	L	72	18.00	1996		54		0.00	700
SHED	Shed	L	140	18.00	1996		54		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,890	1,890	1,890	288.93	546,087
BMT	Basement Area	0	1,870	0	0.00	0
FAT	Attic, Finished	82	544	82	43.55	23,693
FOP	Open Porch	0	432	0	0.00	0
FUS	Upper Story	1,088	1,088	1,088	288.93	314,361
GXT	Gar Extension-Front	0	96	0	0.00	0
UAT	Attic, Unfinished	0	544	54	28.68	15,602
WDK	Wood Deck	0	540	0	0.00	0
Ttl Gross Liv / Lease Area		3,060	7,004	3,114		899,743



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				4	Gas					RESIDNTL	1010	903,700	903,700									
				2	Public Water					RES LAND	1010	247,500	247,500									
<b>SUPPLEMENTAL DATA</b>																						
Alt Prcl ID						Plan Ref. 203/53																
Split Zonin						Land Ct#																
BID Parcel						#SR																
ResExpt Q						Life Estate																
#DL 1 LOT 34						PP STATU																
#DL 2						Assoc Pid#																
GIS ID F_951921_2705250										Total		1,151,200	1,151,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	753,000	2022	1010	618,900	2021	1010	542,800
															1010	225,000		1010	155,000		1010	157,400
																					1010	21,400
														Total		978,000	Total		773,900	Total		721,600
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int												
												<b>APPRAISED VALUE SUMMARY</b>										
				Total								Appraised Bldg. Value (Card)				792,700						
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Exterior Wall 2	11	Clapboard				Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				<b>COST / MARKET VALUATION</b>					
Interior Floor 2	11	Ceram Clay Til				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style	02	Average				Trend Factor					
Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	32	3 Full-2 Half				Misc Imp Ovr					
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						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHED	Shed	L	80	18.00	1996		54		0.00	800	
PAT1	Patio- Average	L	448	5.89	1996		77		0.00	2,000	
SPH2	Pool Heater 50	L	1	3081.00	2020		100		0.00	3,100	
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600	
SHED	Shed	L	180	18.00	1997		56		0.00	1,800	
SHD2	Shed w/Elec	L	44	26.00	1997		56		0.00	600	
FOPG	Open Prch-rf-c	L	40	49.37	1997		78	C	1.00	2,000	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											