

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
KAVOOGIAN, BRIAN H & SUSAN M T DEAD NECK REALTY TRUST 16 ALBION ROAD WELLESLEY MA 02481	1 Level	4 Gas	3 Unpaved	7 Waterfront	Description	Code	Assessed	Assessed	RESIDENTL RES LAND		1010 1010	2,378,800 4,603,400	2,378,800 4,603,400
		5 Well		1 Excel View									
	SUPPLEMENTAL DATA												
Alt Prcl ID		Split Zonin		Plan Ref.									
BID Parcel		ResExpt Q		Land Ct# 11542-E & G									
#DL 1 LOTS 8 & 9		#DL 2		Life Estate									
GIS ID F_944596_2678195		Assoc Pid#											
						Total	6,982,200	6,982,200					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KAVOOGIAN, BRIAN H & SUSAN M TRS	D135123	0	07-26-2018	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KENNEY, STEPHEN V TR	C211021	0	10-17-2016	Q	I	4,975,000	00	2023	1010	2,027,300	2022	1010	1,531,300	2021	1010	1,434,500
FLANAGAN, JOHN J JR & DANIEL G TRS	C208511	0	01-12-2016	U	I	1	1F		1010	4,186,600		1010	3,106,000		1010	2,867,100
FLANAGAN, JOHN J JR & DANIEL G TRS	C103962	0	10-30-1985	U	I	1	A								1010	18,100
FLANAGAN, JANE E	C82121	0	06-26-1980	U		0										
								Total	6,213,900	Total	4,637,300	Total	4,319,700			

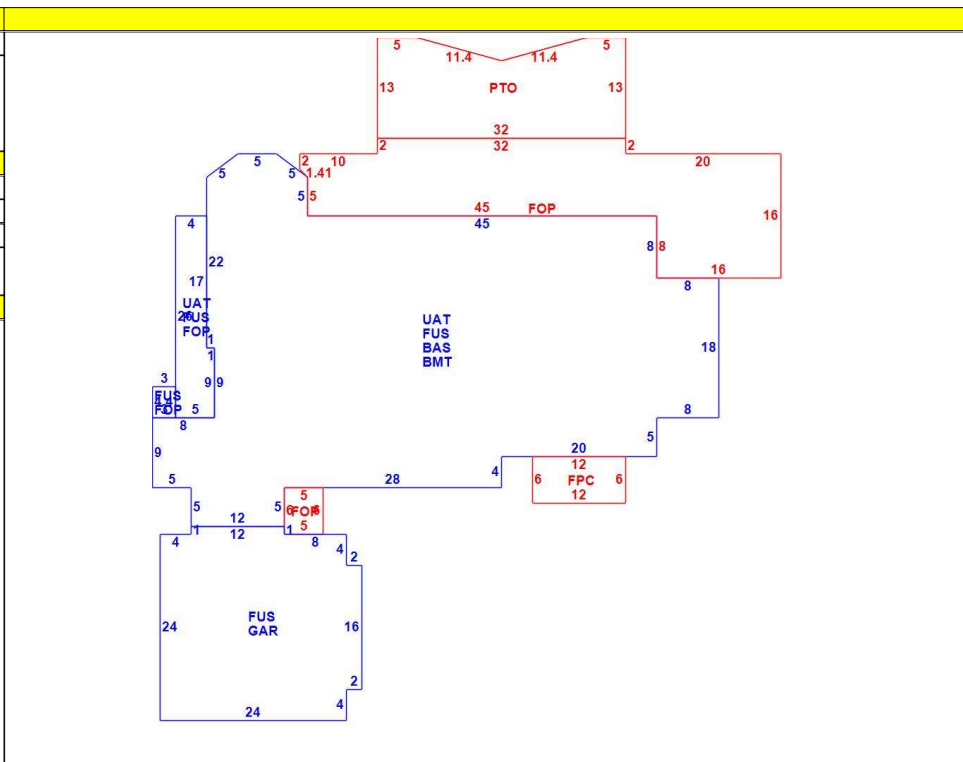
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
WF10				COTUIT	Appraised Bldg. Value (Card)			2,087,700
					Appraised Xf (B) Value (Bldg)			105,200
					Appraised Ob (B) Value (Bldg)			185,900
					Appraised Land Value (Bldg)			4,603,400
					Special Land Value			0
					Total Appraised Parcel Value			6,982,200
					Valuation Method			C
					Total Appraised Parcel Value			6,982,200

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-21-10	09-03-2021	830	Pool - Inground	73,600	06-30-2022	100	06-30-2022	Install a 20x52' pool with an au	08-18-2022	SR	01		02	Bldg Permit Completed	
17-3900	11-21-2017	880	Alt-Int work-Res	60,000	06-30-2018	100	06-30-2018	kitchen renovation interior only	04-20-2022	CK	02		13	CALL BACK	
17-849	03-28-2017	804	Addn Alt-Res	30,000	05-09-2018	100	06-30-2018	exterior deck - repairs to concr	06-18-2020	CK	22		22	Change of Address	
16-3566	12-16-2016	804	Addn Alt-Res	57,000	05-09-2018	100	06-30-2018	Construction of a dormer and r	06-04-2020	DM			FR	Field Review	
33661	09-29-1998	DW	Dwelling	600,000	06-09-1999	100	06-30-1999	NEW DWELLING	07-13-2018	SR	02		02	Bldg Permit Completed	
B37631	04-01-1995	RE	Remodel	7,500	01-15-1996	100	06-30-1996	CO REMODE	06-19-2017	SR	01		13	CALL BACK	
B22190	05-01-1980	AD	Addition	0	01-15-1981	100	06-30-1981	MM GARAGE	04-24-2017	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	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF10	26.000		1.0000	4,584,944	4,584,900
1	1010	Single Fam M-0	RF	2	0.050	AC 14,250.00	1.00000	1.0000	0	1.00	WF10	26.000		1.0000	370,500	18,500
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			4,603,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		2,244,790
			Year Built		1999
			Effective Year Built		2010
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		2,087,700
			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	2012		93		0.00	6,500
WDC	Wood Decking	L	240	20.00	2017		98		0.00	5,100
FOP	Open Porch-ro	B	837	55.00	2012		93		0.00	28,900
GAR	Attached Gara	B	620	40.00	2012		93		0.00	20,000
BMT	Basement-Unfi	B	2,300	26.01	2012		93		0.00	46,400
FOPC	Open Prch-roo	B	72	55.00	2012		93		0.00	3,400
STRS	Stairs to Water	L	9	122.52	2017		96	A+	1.81	1,900
PATF	Flagstone Pav	L	384	30.00	2017		98		0.00	11,100
SPL3	Pool Gunite	L	1,040	75.00	2022		100	C	1.00	74,500
SPC1	Pool Cover-Au	L	1,040	17.53	2022		100		0.00	18,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,300	2,300	2,300	401.86	924,278
BMT	Basement Area	0	2,300	0	0.00	0
FOP	Open Porch	0	838	0	0.00	0
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
FUS	Upper Story	3,045	3,045	3,045	401.86	1,223,664
GAR	Attached Garage	0	620	0	0.00	0
PTO	Patio	0	383	0	0.00	0
UAT	Attic, Unfinished	0	2,413	241	40.14	96,848
Ttl Gross Liv / Lease Area		5,345	11,971	5,586		2,244,790



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			6 Septic			RES LAND	1010	4,603,400	4,603,400
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						Total		6,982,200	6,982,200

801
 FY2024
 BARNSTABLE, MA

VISION

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								2023	1010	2,027,300	2022	1010	1,531,300	2021	1010	1,434,500
									1010	4,186,600		1010	3,106,000		1010	2,867,100
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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	07	Gambrel						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
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Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
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Heat Type	04	Hot Air				Effective Year Built					
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Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
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Kitchen Style						Condition					
Occupancy						Condition %					
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Accessory Apt						RCNLD					
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Rms Prts						Dep Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SPH4	Pool Heater 10	L	1	5454.00	2022		100		0.00	5,500	
PATF	Flagstone Pav	L	2,763	30.00	2022		100		0.00	66,600	
FPIT	Fire Pit	L	1	3010.00	2022		100	C	1.00	3,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											