

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOSMAN, THOMAS E & WEIL, RUTH THOMAS E KOSMAN & RUTH J WEIL 20 SHEEP MEADOW ROAD  WEST BARNSTA MA 02668		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	547,300	547,300
			6 Septic			RES LAND	1010	200,000	200,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5A #DL 2 GIS ID F_958126_2721051				Plan Ref. 301/99 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		747,300	747,300

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOSMAN, THOMAS E & WEIL, RUTH J T		35424 062	10-14-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
KOSMAN, THOMAS E & WEIL, RUTH J		3719 0322	04-20-1983	Q	I	90,000	U	2023	1010	470,600	2022	1010	382,800
									1010	197,600	2021	1010	140,500
												1010	8,600
								Total		668,200	Total		523,300
								Total			Total		490,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			WBARN

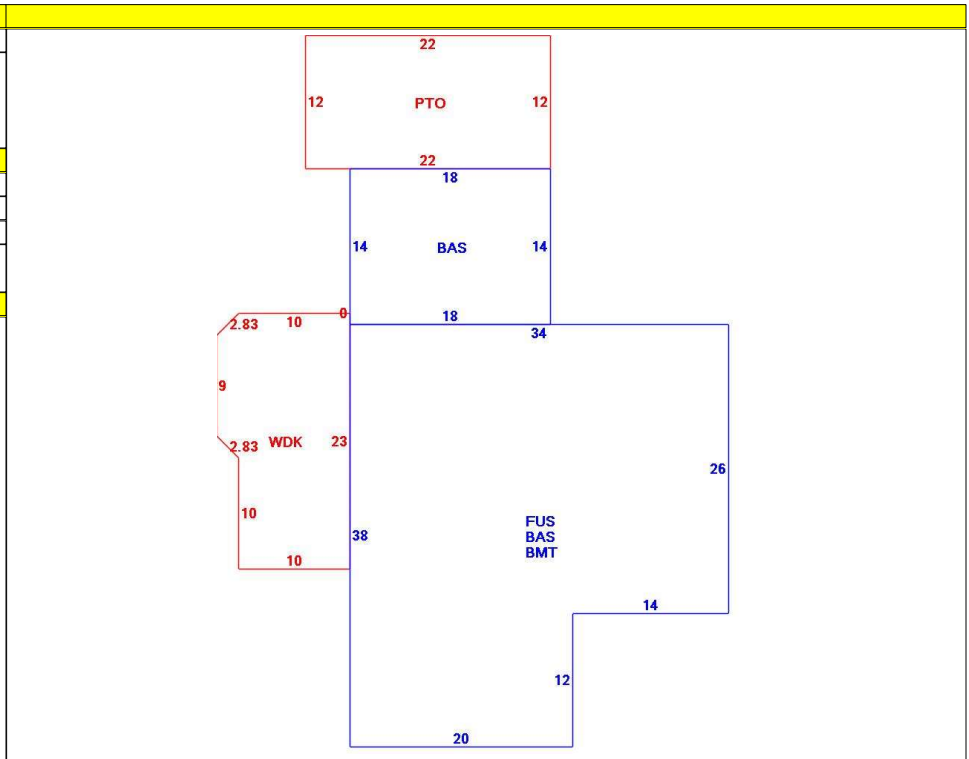
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	506,200
Appraised Xf (B) Value (Bldg)	32,500
Appraised Ob (B) Value (Bldg)	8,600
Appraised Land Value (Bldg)	200,000
Special Land Value	0
Total Appraised Parcel Value	747,300
Valuation Method	C
Total Appraised Parcel Value	747,300

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
EXPR-21-7	05-10-2021	835	Sid/Wind/Roof/	10,453		100		Replace shingles on back of th	07-10-2023	EG	03		16	In Office Review
16-1739	07-01-2016	804	Addn Alt-Res	10,085	06-30-2017	0	06-30-2017	replace front door and rebuild f	06-20-2020	DM			FR	Field Review
201306229	09-16-2013	NW	New Windows	19,500	06-30-2014	100	06-30-2014	NW WINDS	11-26-2013	MW	02		02	Bldg Permit Completed
201305738	08-20-2013	GN	Generator	0	06-30-2014	100	06-30-2014	GENERATOR	03-16-2011	RB	03		02	Bldg Permit Completed
201302064	04-09-2013	IN	Insulation	2,200	06-30-2013	100	06-30-2013	INSULATE-WEATHERIZE-AIR	03-08-2011	MK	02		52	New Construction
201202596	05-14-2012	RE	Remodel	10,000	06-30-2014	100	06-30-2014	REMOD 2 BTHS-REMOV/RE	08-08-2006	PT	02		14	Cyclical Inspection
201005622	10-28-2010	WD	Wood Deck	17,815	03-08-2011	100	06-30-2011	22X10 DECK W STRS.REPLC	03-22-2000	PT			10	Desk Aerial 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	5	0.850 AC	176,344.00	1.16009	1.0000	5	1.00	0106	1.150	INFLUENCE		1.0000	235,260.5	200,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
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	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C		Owne	0.0
Adjust Ttp	Code	Description		Factor%	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		595,513			
Year Built		1979			
Effective Year Built		2000			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
RCNLD		506,200			
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	2002		85		0.00	6,000
BRR	Bsmt Rec Rm-	B	300	8.05	2002		85		0.00	2,100
WDC	Wood Decking	L	252	20.00	1998		58		0.00	3,100
BMT	Basement-Unfi	B	1,124	26.01	2002		85		0.00	24,400
GEN	Emergency Ge	L	1	5550.00	1999		60		0.00	3,300
PAT2	Patio-Good	L	264	9.94	1999		80		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,376	1,376	1,376	238.21	327,770	
BMT	Basement Area	0	1,124	0	0.00	0	
FUS	Upper Story	1,124	1,124	1,124	238.21	267,742	
PTO	Patio	0	264	0	0.00	0	
WDK	Wood Deck	0	252	0	0.00	0	
Ttl Gross Liv / Lease Area		2,500	4,140	2,500		595,512	

