

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HIGGINS, DANIEL T & CAREY, ELIZA 71 SHEEP MEADOW ROAD WEST BARNSTA MA 02668	1 Level	4 Gas	1 Paved			Description	Code	Assessed	Assessed
		5 Well				RESIDNTL	1010	354,900	354,900
		6 Septic				RES LAND	1010	199,400	199,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 12 #DL 2 GIS ID F_958060_2721663			Plan Ref. 301/99 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 554,300 554,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HIGGINS, DANIEL T & CAREY, ELIZABET	31756	0085	12-28-2018	Q	I	326,000	00	Year	Code	Assessed	Year	Code	Assessed
GARCEAU, ARMAND B ESTATE OF	31756	0079	05-19-2018	U	I	0	1F	2023	1010	315,300	2022	1010	265,600
GARCEAU, ARMAND B	8956	0315	12-15-1993	Q	I	135,500	U		1010	197,000		1010	140,100
BOULAY, DAVID PAUL	4051	0047	03-15-1984	U	V	10,000	Z					1010	8,900
SHEPLEY, HAMILTON N TR	4051	0045	03-15-1984	U	V	9,000	Z	Total		512,300	Total		405,700
								Total		512,300	Total		366,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			WBARNs

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	312,500
Appraised Xf (B) Value (Bldg)	30,000
Appraised Ob (B) Value (Bldg)	12,400
Appraised Land Value (Bldg)	199,400
Special Land Value	0
Total Appraised Parcel Value	554,300
Valuation Method	C
Total Appraised Parcel Value	554,300

NOTES							

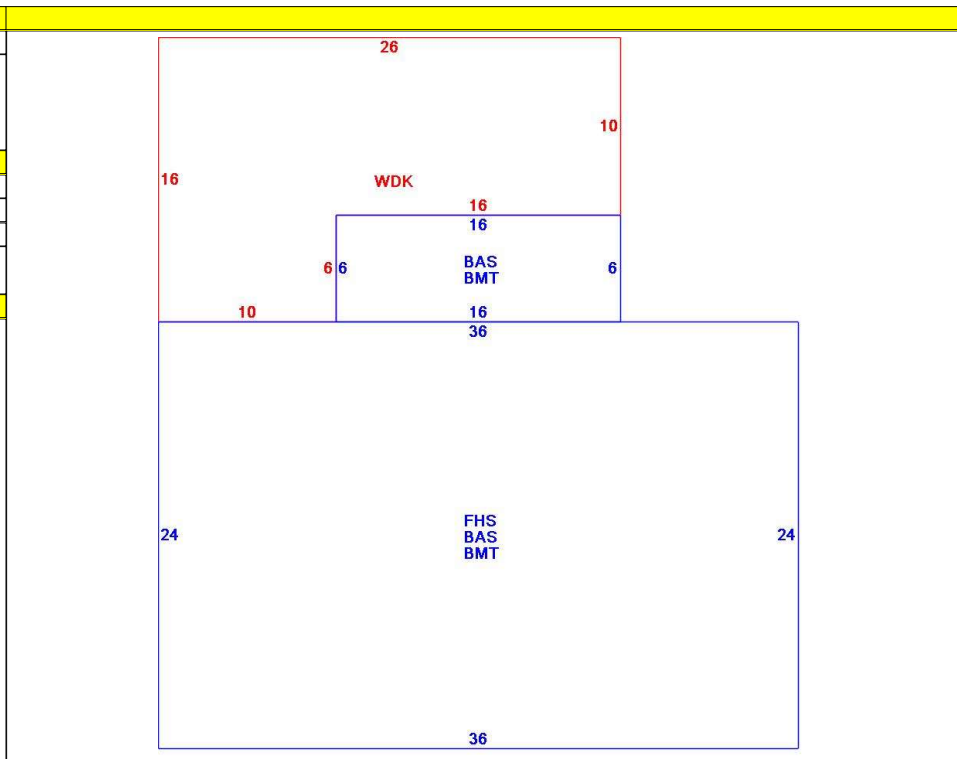
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-94	08-01-2023	880	Alt-Int work-Res	5,000		0		Existing walk out basement. R	04-26-2021	SR	02		02	Bldg Permit Completed	
BLDR-23-80	06-15-2023	804	Addn Alt-Res	35,000		0		DORMER ACROSS FRONT O	05-20-2020	DM			FR	Field Review	
20-2795	10-19-2020	833	Shd-Res-under	1,000	04-26-2021	100	06-30-2021	Installing a basic 12x16 Shed i	05-08-2020	PK	03		16	In Office Review	
19-1567	05-28-2019	809	Deck	5,000	12-16-2019	100	06-30-2020	repalceing two previously rem	05-08-2020	TR	22		22	Change of Address	
19-1475	05-02-2019	822	Insulation	2,100	06-30-2019	100	06-30-2019	Add R-38 fiberglass, R-22 cell	12-24-2019	SR	02		02	Bldg Permit Completed	
201405472	10-10-2014	WR	Withdrawn	25,000	07-29-2015	0		WITHDRAWN-REPLACE (2) 6							
74655	02-09-2004	NS	New Siding	500	07-19-2004	100	01-01-2005								

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	0.820	AC	176,344.00	1.19913	1.0000	5	1.00	0106	1.150		1.0000	243,178.3	199,400
Total Card Land Units					0.82	AC	Parcel Total Land Area					0.82	Total Land Value			199,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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	09	Pine/Soft Wood			
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	355,071
Year Built	1984
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	312,500
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	2005		88		0.00	5,300
BGAR	Bsmt Garage	B	1	2326.00	2005		88		0.00	2,000
BMT	Basement-Unfi	B	960	26.01	2005		88		0.00	22,700
WDC	Deck comp w	L	320	28.00	2019		100		0.00	8,900
SHED	Shed	L	192	18.00	2020		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	255.08	244,877	
BMT	Basement Area	0	960	0	0.00	0	
FHS	Half Story	432	864	432	127.54	110,195	
WDK	Wood Deck	0	320	0	0.00	0	
Ttl Gross Liv / Lease Area		1,392	3,104	1,392		355,072	



11/28/2023