

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEILL, LINDSEY & CHASE, CHRISTO 176 WREN STREET WEST ROXBUR MA 02132		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	256,400	256,400
			6 Septic			RES LAND	1010	173,200	173,200
SUPPLEMENTAL DATA						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 153B #DL 2 GIS ID F_944116_2685870		Plan Ref. 94/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#		429,600			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEILL, LINDSEY & CHASE, CHRISTOPH		33843 114	03-01-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
NEILL, LINDSEY D		29376 0191	01-05-2016	U	I	204,000	1	2023	1010	219,500	2022	1010	191,100
KINGSBURY, ROBERT E		26051 0122	02-02-2012	U	I	0	1		1010	171,200		1010	121,700
KINGSBURY, MARGARET R & ROBERT E		6972 0258	11-15-1989	U	I	1	A	Total					
KINGSBURY, MARGARET R & BRUCE R		3239 0099	02-10-1981	U		0							

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	231,900
Appraised Xf (B) Value (Bldg)	24,500
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	173,200
Special Land Value	0
Total Appraised Parcel Value	429,600
Valuation Method	C
Total Appraised Parcel Value	429,600

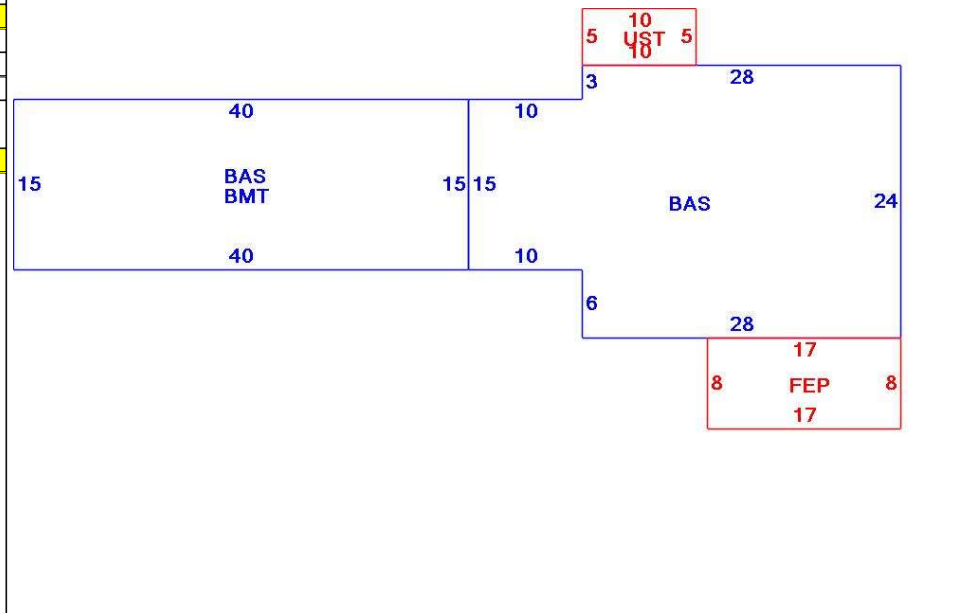
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
18-2956	09-07-2018	835	Sid/Wind/Roof/	8,750		100		Re-Roof		06-10-2020	WD			FR	Field Review
16-860	05-03-2016	804	Addn Alt-Res	9,000		0		To Add 75sq ft. by expanding b		03-06-2017	SR	02		02	Bldg Permit Completed
10662	09-01-1995	NR	New Roof	1,200	01-15-1996	100	12-31-1961	CO RE-ROO		05-20-2016	JR	03		20	Sale Review
B29970	09-01-1986	AD	Addition	52,400	01-15-1989	100	12-31-2016	CO ADD'N		01-07-2016	AL	03		16	In Office Review
										02-27-2013	RB	03		03	Cycl Insp Comp
										01-30-2006	PT	01		00	Meas/Listed-Interior Acces
										02-17-2005	PT	04		44	Drive by inspection only

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	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0106	1.150			1.0000	577,350.2	173,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	D	Below Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		331,268
Year Built		1950
Effective Year Built		1981
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		70
RCNLD		231,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1983		70		0.00	3,500
UST	Utility Storage-	B	50	17.11	1983		70		0.00	600
BMT	Basement-Unfi	B	600	26.01	1983		70		0.00	13,400
FEP	Enclosed porc	B	136	70.00	1983		70		0.00	7,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,422	1,422	1,422	232.96	331,268
BMT	Basement Area	0	600	0	0.00	0
FEP	Enclosed Porch	0	136	0	0.00	0
UST	Utility Enclosure	0	50	0	0.00	0
Ttl Gross Liv / Lease Area		1,422	2,208	1,422		331,268

