

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROPER, LIAM M & FEENEY, CHRISTI FEENEY-ROPER REALTY TRUST 17 WESTDALE ROAD  WESTWOOD MA 02090		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	175,000	175,000
			6 Septic			RES LAND	1010	174,000	174,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 177C #DL 2 GIS ID F_944600_2685886				Plan Ref. 94/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		349,000	349,000

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROPER, LIAM M & FEENEY, CHRISTINE	34930	058	02-25-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
ROPER, LIAM M & FEENEY, CHRISTINE	34247	088	06-28-2021	U	I	220,000	1F	2023	1010	148,800	2022	1010	128,600
ROPER, LIAM M & MONICA M TRS	30361	0246	03-20-2017	U	I	1	1A		1010	171,900		1010	122,200
ROPER, BARBARA T	30361	0241	03-20-2017	U	I	1	1F						
ROPER, BARBARA T TR	30361	0248	12-25-2016	U	I	0	1A						
Total								320,700	Total	250,800	Total	223,200	

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				APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch		
0106				COTUIT		
<b>NOTES</b>					Appraised Bldg. Value (Card)	164,600
					Appraised Xf (B) Value (Bldg)	8,100
					Appraised Ob (B) Value (Bldg)	2,300
					Appraised Land Value (Bldg)	174,000
					Special Land Value	0
					Total Appraised Parcel Value	349,000
					Valuation Method	C
					Total Appraised Parcel Value	349,000

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
20-3268	11-13-2020	835	Sid/Wind/Roof/	5,000	06-30-2021	100	06-30-2021	replace roof	08-30-2021	CK	01		03	Cycl Insp Comp
65760	12-05-2002	NS	New Siding	15,000	03-05-2003	100	01-01-2003	REPLC SIDING,WINDS,TRIM,	06-10-2020	WD			FR	Field Review
									03-20-2017	AL	03		16	In Office Review
									02-21-2013	RB	03		03	Cycl Insp Comp
									09-29-2011	DR	22		22	Change of Address
									03-17-2005	PT	02		01	Meas/Est
									03-05-2003	MF	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	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0106	1.150		1.0000	543,615.6	174,000
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value				174,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 Half			
Parcel Id			C		Ownr   0.0
Adjust Type				B	S
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
		Building Value New			235,146
		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			164,600
		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
BMT	Basement-Unfi	B	140	26.01	1983		70		0.00	4,600
WDC	Wood Decking	L	40	20.00	2015		92		0.00	2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	812	812	812	289.59	235,146
BMT	Basement Area	0	140	0	0.00	0
WDK	Wood Deck	0	40	0	0.00	0
Ttl Gross Liv / Lease Area		812	992	812		235,146

