

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KERBER, RALEIGH T & ISABEL TRS 341 POPONESSETT NOMINEE TRUS 77 BREAKNECK ROAD  SOUTHBOROU MA 01722	1 Level	2 Public Water	4 Gas	1 Paved		Description	Code	Assessed	Assessed
		6 Septic				RESIDENTL	1010	193,900	193,900
						RES LAND	1010	189,200	189,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 157-B #DL 2 GIS ID F_944173_2685530			Plan Ref. 94/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 383,100 383,100			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KERBER, RALEIGH T & ISABEL TRS KERBER, RALEIGH T & ISABEL CHAUDHARY, ARUN & MINAKSHI SHEEL CHAUDHARY, ARUN SELLEW, JENNY E ESTATE OF	34784	280	12-27-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
	33487	0061	11-19-2020	Q	I	340,000	00	2023	1010	164,900	2022	1010	142,100		
	25790	0264	10-28-2011	U	I	1	1A		1010	187,000		1010	132,900		
	25778	0242	10-24-2011	U	I	160,000	1					1010	1,300		
25778	0239	10-24-2011	U	I	0	1	Total		351,900	Total		275,000	Total		223,200

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

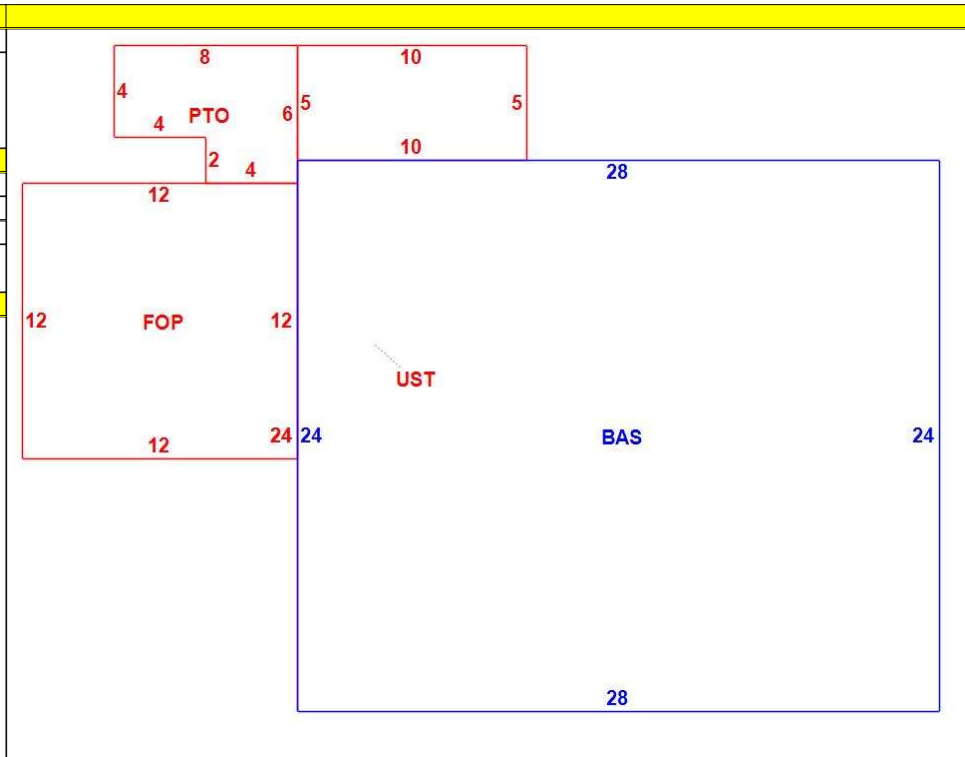
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

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-22-9	07-07-2022	835	Sid/Wind/Roof/	12,060		100		Removing and replacing 11 wi insulation and Air Sealing. REPLC MISSING INSULATIO SHED 184'	06-10-2020	WD			FR	Field Review
EXPR-22-4	03-28-2022	835	Sid/Wind/Roof/	3,962		100			04-21-2015	SR	02		13	CALL BACK
201200927	02-29-2012	OT	Other	3,000	07-23-2013	100	06-30-2013		08-01-2013	MW	02		13	CALL BACK
201200928	02-17-2012	OB	Out Building		04-15-2015	0			02-12-2013	SR	03		03	Cycl Insp Comp
									03-17-2005	PT	04		44	Drive by inspection only
								09-10-2002	PT	01		00	Meas/Listed-Interior Acces	
								06-15-1999	FS	01		00	Meas/Listed-Interior Acces	

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	0.590 AC	176,344.00	1.58128	1.0000	5	1.00	0106	1.150			1.0000	320,681.5	
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value				189,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	07	Slab/Poured			
Rms Prts					
Bath Split	10	1 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			233,986		
Year Built			1950		
Effective Year Built			1991		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			22		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			78		
RCNLD			182,500		
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
FPL1	Fireplace 1 sto	B	1	5000.00	1983		78		0.00	3,900
UST	Utility Storage-	B	50	17.11	1983		78		0.00	600
FOP	Open Porch-ro	B	144	55.00	1983		78		0.00	5,600
PAT2	Patio-Good	L	40	9.94	1991		72		0.00	400
SHED	Shed	L	48	18.00	2019		100		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	348.19	233,986
FOP	Open Porch	0	144	0	0.00	0
PTO	Patio	0	40	0	0.00	0
UST	Utility Enclosure	0	50	0	0.00	0
Ttl Gross Liv / Lease Area		672	906	672		233,986

