

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
GINGUE, ROBERT ESTATE OF BOWDITCH & DEWEY PO BOX 15156 WORCESTER MA 01615		SUPPLEMENTAL DATA Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 25C; LOT 27 #DL 2 GIS ID F_959631_2712336				Description	Code	Appraised	Assessed			Total 627,800 627,800					
						COMMERC. COM LAND	3820 3820	209,700 418,100	209,700 418,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GINGUE, ROBERT ESTATE OF		35812 39	08-21-2022	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
GINGUE, ROBERT		C208 0	03-07-2016	U	V	375,000	1	2023	3820	209,700	2022	3820	199,600	2021	3820	323,600	
WEBB, JOHN P & LUCINDA M		C128 0	10-15-1992	U	I	1	F		3820	418,100		3820	323,600		3820	367,600	
WEBB, JOHN P		C876 0		U		0		Total 627,800 Total 523,200 Total 691,200									
WEBB, LUCINDA M		8260 0027		U	I	1	A										
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 50,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 159,100 Appraised Land Value (Bldg) 418,100 Special Land Value 0 Total Appraised Parcel Value 627,800 Valuation Method C								
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI05								MARSTM									
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			
16-1645	08-02-2016	882	Det Gar - Res	350,000	01-13-2017	100	06-30-2017	CONSTRUCT HORSE BARN	03-30-2023	AG	22		22	Change of Address			
									05-26-2021	BM	03		16	In Office Review			
									05-04-2020	GM	04		FR	Field Review			
									02-07-2017	SR	02		02	Bldg Permit Completed			
									01-11-2017	AL	03		16	In Office Review			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3820	RIDING STABLE	RF	3		1.000 AC	330,000.00	1.00000	C	1.00	CI04	0.690		0	227,700	227,700	
1	3820	RIDING STABLE	RF	3		5.060 AC	39,600.00	1.00000	R	1.00		1.000		0	37,620	190,400	
Total Card Land Units						6.06 AC	Parcel Total Land Area: 6.06						Total Land Value				418,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Horse Stable Bldg			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	1				
Occupancy			MIXED USE		
Exterior Wall 1	01	Minimum	Code	Description	Percentage
Exterior Wall 2			3820	RIDING STABLE	100
Roof Structure	01	Flat			0
Roof Cover	04	Tar & Gravel			0
Interior Wall 1	01	Minimum	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	01	Dirt/None	RCN		51,681
Interior Floor 2					
Heating Fuel	01	None	Year Built		2016
Heating Type	01	None	Effective Year Built		2017
AC Type	01	None	Depreciation Code		VG
Size Adj Tbl	3820	RIDING STABLE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms			Depreciation %		2
Full Bathrooms			Functional Obsol		0
Bath Split			External Obsol		0
Rms/Partitions	01	LIGHT	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	01	NONE	Condition %		
Baths/Plumbing	00	NONE	Percent Good		98
Ceiling/Wall	00	NONE	RCNLD		50,600
Common Wall			Dep % Ovr		
Wall Height	0.00		Dep Ovr Comment		
1st Floor Use:			Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS 19

100

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
ARNA	Riding Arena-Lo	L	9,800	13.08	2016		94	C+	1.10	132,500
TRSH	Trash Encl-3 sid	L	1	5643.00	2016		94		0.00	5,300
FNCC	CORRAL FENC	L	1,014	11.44	2016		94	C	1.00	10,900
FNC8	GATE, FENCE	L	7	1311.00	2016		94		0.00	8,600
PAT1	Patio- Average	L	132	5.89	2016		94		0.00	900
PAT1	Patio- Average	L	132	5.89	2016		94		0.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,900	1,900	1,900	27.20	51,681	
Ttl Gross Liv / Lease Area		1,900	1,900	1,900		51,681	

