

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
LANCOUR, THOMAS J 16 JENKINS LN WEST BARNSTA MA 02668		2	Above Street	4	Gas	1	Paved			Description	Code	Assessed	Assessed
				5	Well					RESIDENTL	1010	421,400	421,400
				6	Septic					RES LAND	1010	176,400	176,400
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 4 #DL 2 GIS ID F_960847_2713825					Plan Ref. 465/44-45 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		597,800	597,800

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
LANCOUR, THOMAS J		34649	175	11-09-2021		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FERINE, JOHN W ESTATE OF		BA20P14	0	07-22-2020		U	I			0	1F	2023	1010	379,500	2022	1010	321,200	2021	1010	240,200
FERINE, JOHN W		15782	0157	10-22-2002		Q	I			379,900	00		1010	160,400		1010	118,900		1010	118,900
SHERMAN, WAYNE T		11596	0049	07-27-1998		Q	I			160,000	00								1010	39,000
YALANIS, COSTAS & ANN		7028	0158	01-15-1990		Q	I			135,000	00	Total		539,900	Total		440,100	Total		398,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO 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
0105			WBARN5

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	362,000
Appraised Xf (B) Value (Bldg)	20,400
Appraised Ob (B) Value (Bldg)	39,000
Appraised Land Value (Bldg)	176,400
Special Land Value	0
Total Appraised Parcel Value	597,800
Valuation Method	C
Total Appraised Parcel Value	597,800

NOTES									

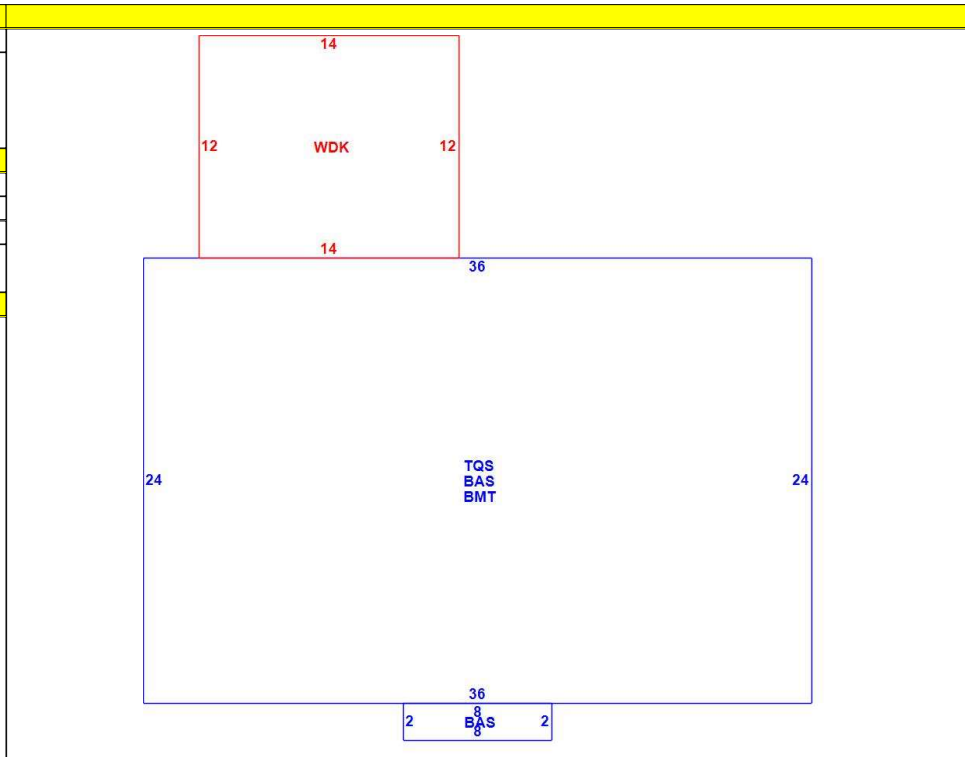
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201505569	09-24-2015	PV	Solar PV Syste	26,000	02-10-2016	100	06-30-2016	INSTALLATION OF ROOF MO		05-10-2022	BM	03		16	In Office Review
201001771	05-10-2010	OB	Out Building	6,000	03-18-2011	100	06-30-2011	10 X 16 SHED		04-28-2020	LS			FR	Field Review
34550	11-05-1998	OB	Out Building	18,420	03-10-2000	100	01-01-2000	24 X 24		02-16-2016	SR	01		02	Bldg Permit Completed
B37668	04-01-1995	WD	Wood Deck	700	01-15-1996	100	12-31-1996	WB DECK		04-03-2014	JR	03		16	In Office Review
B33410	12-01-1989	DW	Dwelling	0	01-15-1990	100	12-31-1990	WB 11/2 S		03-22-2011	RB	03		02	Bldg Permit Completed
										03-18-2011	MK	02		52	New Construction
										02-23-2007	PT	02		14	Cyclical Inspection

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000			1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	5	0.010	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250	100
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value					176,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	425,895
Year Built	1989
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	362,000
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
FGR6	Gar w/Lft Avg	L	576	60.00	2000		81	00	1.00	28,000
WDC	Wood Decking	L	168	20.00	2000		62		0.00	2,700
SHD2	Shed w/Elec	L	160	26.00	2010		82		0.00	3,400
BMT	Basement-Unfi	B	864	26.01	2002		85		0.00	20,400
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
SOL1	Solar PV Pane	B	20	860.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	295.35	259,908
BMT	Basement Area	0	864	0	0.00	0
TQS	Three Quarter Story	562	864	562	192.11	165,987
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,442	2,776	1,442		425,895

