Property Location 307 WILLOW STREET | Map ID 131/ 020/ / / | Bldg Name | State Use 1090
Vision ID 8307 | Account # 70620 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 3:18:39 PM

CURRENT OWNER

NELSON, MARK EDWIN & KAPP, KRI

307 WILLOW ST

WEST BARNSTA MA 02668

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	4	Gas	1	Paved		
		5	Well				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q YES:	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_960434_2719678	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1090	554,900	554,900
RES LAND	1090	257,900	257,900
Total		812,800	812,800

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
NELSON, MARK EDWIN & KAPP, KRISTI	8459	0249	02-15-1993	Q	I	152,000	U
PICKERING, NANCY PICKERING	6907	0131	10-04-1989	U	I	1	A
PICKERING, S GORDON	6345	0029	07-11-1988	U	I	1	A
PICKERING, S GORDON & DOROTHY	1210	0366	07-24-1963	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	501,700	2022	1090	411,200	2021	1090	343,300
	1090	235,400		1090	164,600		1090	167,100
							1090	17,200
	Total	737,100		Total	575,800		Total	527,600

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	480,600
Appraised Xf (B) Value (Bldg)	57,100
Appraised Ob (B) Value (Bldg)	17,200
Appraised Land Value (Bldg)	257,900
Special Land Value	0
Total Appraised Parcel Value	812,800
Valuation Method	C
Total Appraised Parcel Value	812,800

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				WBARNS

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17-4203	12-07-2017	822	Insulation	2,400		100		Weatherization, air sealing, we
201302057	04-09-2013	AD	Addition	9,800	11-13-2013	100	06-30-2014	EXTEND PORCH 10'-ADD RO
200903733	08-13-2009	RE	Remodel	2,000	01-12-2010	100	06-30-2010	REMOVE 2 WALLS, REINSUL
200703962	07-06-2007	PV	Solar PV Syste	20,000	11-13-2013	100	06-30-2014	EXPIRED IN MUNIS-WERE I
74817	02-19-2004	WD	Wood Deck	7,000	04-05-2005	100	01-01-2005	7X14 SCRN PRCH
73548	12-11-2003	AD	Addition	90,000	04-05-2005	100	01-01-2005	RAZE&REBLD-NO PRCH,NO
30511	04-27-1998	RE	Remodel	30,000	01-01-1999	100	01-01-1999	SHED DORMER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-09-2023	EG	03		16	In Office Review
05-21-2020	DM			FR	Field Review
12-05-2013	MW	02		02	Bldg Permit Completed
08-09-2013	TR	03		16	In Office Review
07-14-2011	NF	03		16	In Office Review
02-17-2010	NF	03		02	Bldg Permit Completed
01-12-2010	MK	02		52	New Construction

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	1090	Multi Hses M-01	RF	5	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900

Total Card Land Units 1.00 AC | Parcel Total Land Area 1.55 | Total Land Value 246,900

Property Location 307 WILLOW STREET | Map ID 131/ 020/ / / | Bldg Name | State Use 1090
Vision ID 8307 | Account # 70620 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 3:18:40 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C+	Average Plus
Stories	1.75	1 3/4 Stories
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2	03	Plastered
Interior Floor 1	22	Wide Pine
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105	2	
Accessory Apt		
Foundation Alt	05	Stone Walls
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

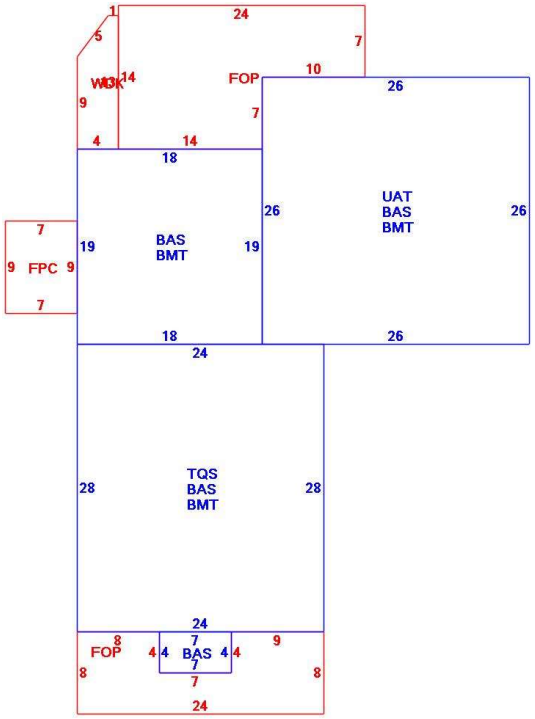
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	567,530
Year Built	1850
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	414,300
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
FPL2	Fireplace 1.5 s	B	2	6000.00	1984		73		0.00	8,800
FGR2	Garage- Avg-	L	400	50.00	1990		71	00	1.00	14,200
WDC	Wood Deck w/	L	46	18.00	1996		54		0.00	1,300
FOP	Open Porch-ro	B	430	55.00	1984		73		0.00	12,200
BMT	Basement-Unfi	B	1,690	26.01	1984		73		0.00	28,300
FOPC	Open Prch-roo	B	63	55.00	1984		73		0.00	2,500
SHED	Shed	L	168	18.00	1997		56		0.00	1,700
SOL2	Solar PV Pane	B	32	725.00	1984		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,718	1,718	1,718	255.30	438,604
BMT	Basement Area	0	1,690	0	0.00	0
FOP	Open Porch	0	430	0	0.00	0
FPC	Open Porch Conc. Floor	0	63	0	0.00	0
TQS	Three Quarter Story	437	672	437	166.02	111,566
UAT	Attic, Unfinished	0	676	68	25.68	17,360
WDK	Wood Deck	0	46	0	0.00	0
	Ttl Gross Liv / Lease Area	2,155	5,295	2,223		567,530

Property Location 307 WILLOW STREET | Map ID 131/ 020/ / / | Bldg Name | State Use 1090
Vision ID 8307 | Account # 70620 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 3:18:40 PM

CURRENT OWNER

NELSON, MARK EDWIN & KAPP, KRI

307 WILLOW ST

WEST BARNSTA MA 02668

TOPO		UTILITIES		STRT / ROAD		LOCATION	
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		5	Well				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q YES:	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_960434_2719678	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1090	554,900	554,900
RES LAND	1090	257,900	257,900
	Total	812,800	812,800

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
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PICKERING, NANCY PICKERING	6907	0131	10-04-1989	U	I	1	A
PICKERING, S GORDON	6345	0029	07-11-1988	U	I	1	A
PICKERING, S GORDON & DOROTHY	1210	0366	07-24-1963	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	501,700	2022	1090	411,200	2021	1090	343,300
	1090	235,400		1090	164,600		1090	167,100
							1090	17,200
	Total	737,100		Total	575,800		Total	527,600

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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APPRAISED VALUE SUMMARY

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Appraised Xf (B) Value (Bldg)	57,100
Appraised Ob (B) Value (Bldg)	17,200
Appraised Land Value (Bldg)	257,900
Special Land Value	0
Total Appraised Parcel Value	812,800
Valuation Method	C
Total Appraised Parcel Value	812,800

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				WBARNS

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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
2	1090	Multi Hses M-01	RF	5	0.550	AC	14,250.00	1.00000	1.0000	0	1.00	0107	1.400			1.0000	19,950	11,000

Total Card Land Units 0.55 AC | Parcel Total Land Area 1.55 | Total Land Value 11,000

Property Location 307 WILLOW STREET | Map ID 131/ 020/ / / | Bldg Name | State Use 1090
Vision ID 8307 | Account # 70620 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 3:18:40 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	36	Cottage
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	14	Carpet
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	01	None
Bedrooms	01	1 Bedroom
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	3	3 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	03	Conc. Slab
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

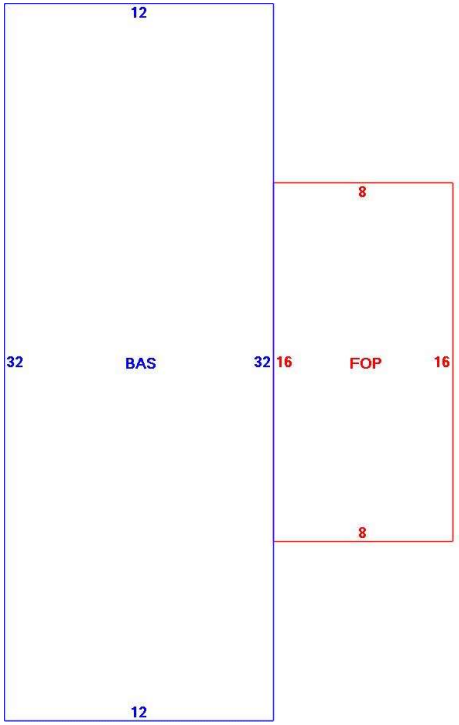
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	82,937
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	66,300
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
FOP	Open Porch-ro	B	128	55.00	1995		80		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	384	384	384	215.98	82,937
FOP	Open Porch	0	128	0	0.00	0
	Ttl Gross Liv / Lease Area	384	512	384		82,937