

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
POKRASS, EDWARD H & SARA C TR PO BOX 495 WEST BARNSTA MA 02668		3 Below Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	391,100	391,100
			4 Gas			RES LAND	1010	239,200	239,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_959801_2720873			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		630,300	630,300

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
POKRASS, EDWARD H & SARA C TRS		22096	0219	06-11-2007	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
POKRASS, EDWARD H & SARA C		10193	0035	05-09-1996	U	I	1	A	2023	1010	345,800	2022	1010	288,700
POKRASS, SARA C		7008	0327	12-29-1989	U	I	1	A		1010	217,600		1010	150,100
PHILLIPS, MARY F		5239	0310	08-11-1986	U	I	1	A					1010	1,900
PHILLIPS, GILBERT A & MARY F		2235	0224	09-15-1975	U		0		Total		563,400	Total		438,800
		Total										Total		400,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	358,300
Appraised Xf (B) Value (Bldg)	30,900
Appraised Ob (B) Value (Bldg)	1,900
Appraised Land Value (Bldg)	239,200
Special Land Value	0
Total Appraised Parcel Value	630,300
Valuation Method	C
Total Appraised Parcel Value	630,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			WBARNs

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-23-2	04-05-2023	835	Sid/Wind/Roof/	16,380		100		21 sq of roofing	05-20-2020	DM			FR	Field Review
									03-18-2020	SR	02		03	Cycl Insp Comp
									07-24-2019	JD	03		16	In Office Review
									06-20-2014	JR	03		16	In Office Review
									03-15-2007	PT	02		14	Cyclical Inspection
									03-22-2000	DD	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	5	0.700	AC	176,344.00	1.37675	1.0000	5	1.00	0107	1.400	MILL POND		1.0000	339,903.0	
1	1010	Single Fam M-0	RF	5	0.550	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375	
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value					239,200

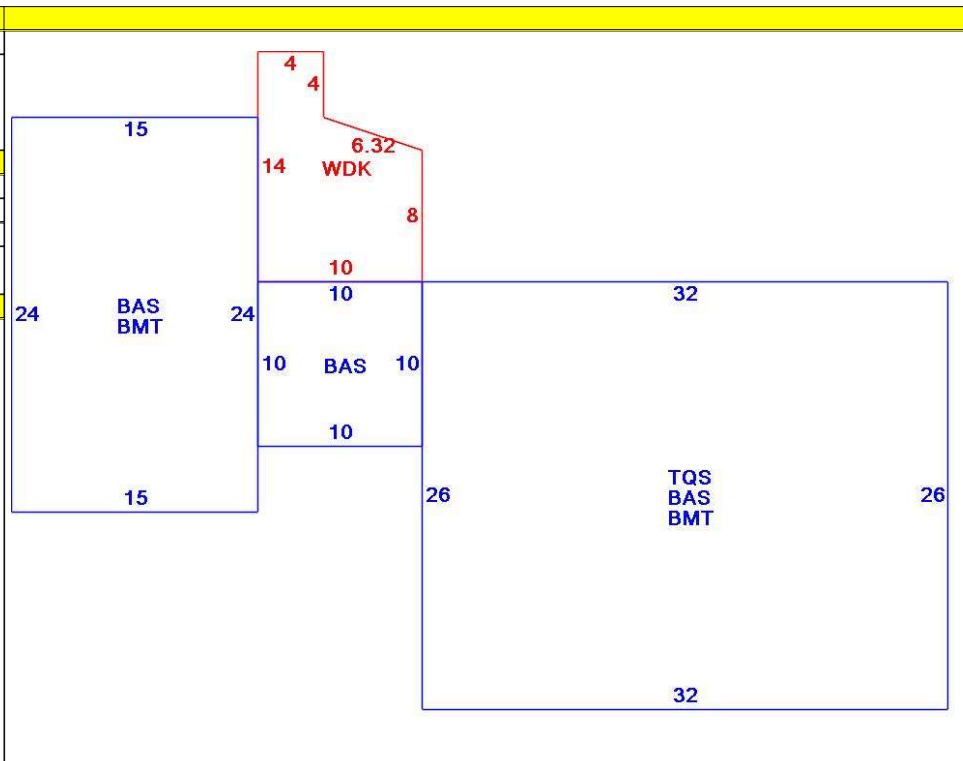
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	442,321
Year Built	1976
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	358,300
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	1	6000.00	1996		81		0.00	4,900
BGAR	Bsmnt Garage	B	1	2326.00	1996		81		0.00	1,900
BMT	Basement-Unfi	B	1,192	26.01	1996		81		0.00	24,100
WDC	Wood Decking	L	110	20.00	1995		52		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,292	1,292	1,292	241.31	311,773
BMT	Basement Area	0	1,192	0	0.00	0
TQS	Three Quarter Story	541	832	541	156.91	130,549
WDK	Wood Deck	0	110	0	0.00	0
Ttl Gross Liv / Lease Area		1,833	3,426	1,833		442,322

