

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TYNI, DONALD E & KATHLEEN J TRS TYNI FAMILY REALTY TRUST 91 POINT HILL ROAD WEST BARNSTA MA 02668	1 Level	4 Gas	1 Paved			Description	Code	Assessed	Assessed
		5 Well				RESIDNTL	1010	398,400	398,400
		6 Septic				RES LAND	1010	542,600	542,600
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_959527_2729360			Plan Ref. 249/107 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 941,000 941,000			

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TYNI, DONALD E & KATHLEEN J TRS	28777	0310	04-02-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
TYNI, DONALD E & KATHLEEN	2714	0298	05-30-1978	Q	I	73,500	00	2023	1010	355,100	2022	1010	300,700
									1010	381,900		1010	324,100
								Total		737,000	Total		624,800
								Total			Total		556,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	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)	341,700
Appraised Xf (B) Value (Bldg)	40,900
Appraised Ob (B) Value (Bldg)	15,800
Appraised Land Value (Bldg)	542,600
Special Land Value	0
Total Appraised Parcel Value	941,000
Valuation Method	C
Total Appraised Parcel Value	941,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			WBARNs

NOTES										

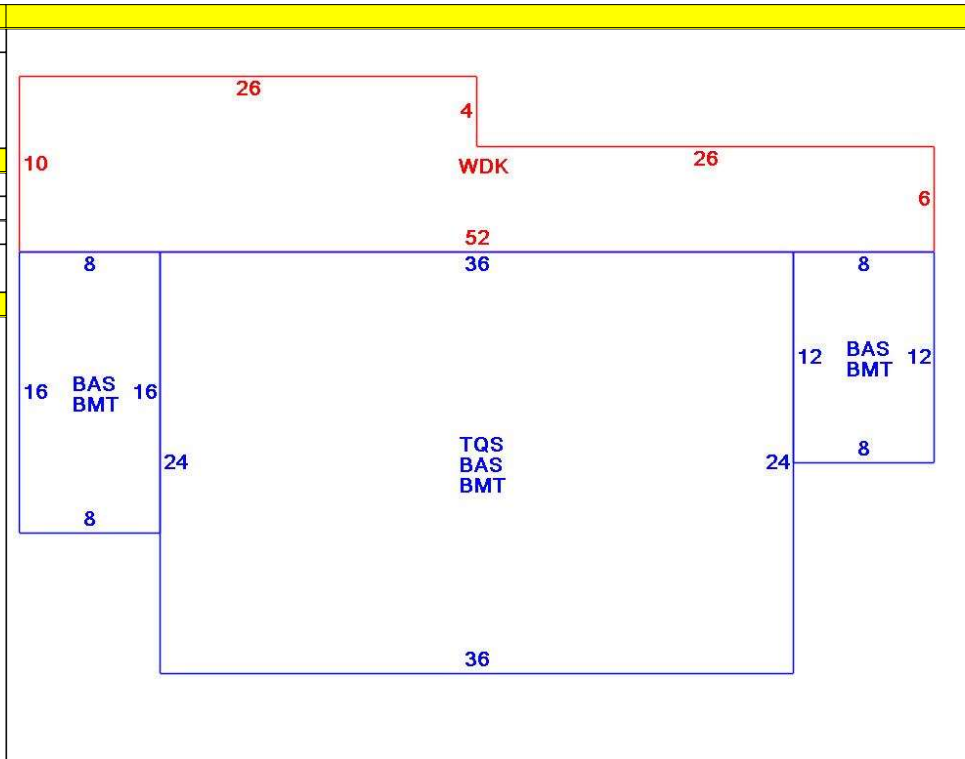
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	12-27-2022	835	Sid/Wind/Roof/	11,610		100		Replace 3 windows; no structu	05-18-2020	DM			FR	Field Review
EXPR-21-1	10-04-2021	835	Sid/Wind/Roof/	12,670		100		Replace 6 windows; no structu	03-20-2019	SR	01		02	Bldg Permit Completed
18-2329	09-12-2018	809	Deck	30,000	03-05-2019	100	06-30-2019	DEMO EXISTING DECK AND	10-06-2015	TR	03		16	In Office Review
									11-24-2014	RB	03		16	In Office Review
									04-14-2014	JR	03		16	In Office Review
									02-15-2013	JR	03		16	In Office Review
									03-13-2008	NF	03		16	In Office Review

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	0.920	AC 176,344.00	1.07888	1.0000	5	1.00	0110	3.100		1.0000	589,782.5	542,600

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	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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		406,742
Year Built		1975
Effective Year Built		1998
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		341,700
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	2000		84		0.00	5,000
BFA	Bsmnt Fin-Avg	B	725	17.36	2000		84		0.00	10,600
BMT	Basement-Unfi	B	1,088	26.01	2000		84		0.00	23,600
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	2000		84		0.00	1,700
WDC	Deck comp w	L	416	28.00	2018		98		0.00	10,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,088	1,088	1,088	246.51	268,203	
BMT	Basement Area	0	1,088	0	0.00	0	
TQS	Three Quarter Story	562	864	562	160.35	138,539	
WDC	Wood Deck	0	416	0	0.00	0	
Ttl Gross Liv / Lease Area		1,650	3,456	1,650		406,742	

