

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MANNING, JUSTIN J & LYNN M  74 HOLWAY DRIVE  WEST BARNSTA MA 02668		1	Level	4	Gas	1	Paved	1	Water View	Description	Code	Assessed	Assessed
				5	Well					RESIDNTL	1010	787,100	787,100
				6	Septic					RES LAND	1010	1,238,100	1,238,100
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 19 #DL 2 GIS ID F_960384_2729363						Plan Ref. 249/107 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 2,025,200 2,025,200			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MANNING, JUSTIN J & LYNN M		31637	0195	11-01-2018		U	I	880,000		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KENNEFICK, FAY F TR		24707	0155	07-27-2010		U	I	0		1		2023	1010	686,900	2022	1010	608,600	2021	1010	481,800	
KENNEFICK, JOHN J & FAY F TRS		13818	0100	05-11-2001		U	I	1		1F			1010	998,700		1010	880,700		1010	880,700	
KENNEFICK, JOHN J & FAY F		3225	0333	01-16-1981		Q	V	49,900		00									1010	30,700	
Total												1,685,600		Total		1,489,300		Total		1,393,200	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	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
0116			WBARN

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			629,900
Appraised Xf (B) Value (Bldg)			126,500
Appraised Ob (B) Value (Bldg)			30,700
Appraised Land Value (Bldg)			1,238,100
Special Land Value			0
Total Appraised Parcel Value			2,025,200
Valuation Method			C
Total Appraised Parcel Value			2,025,200

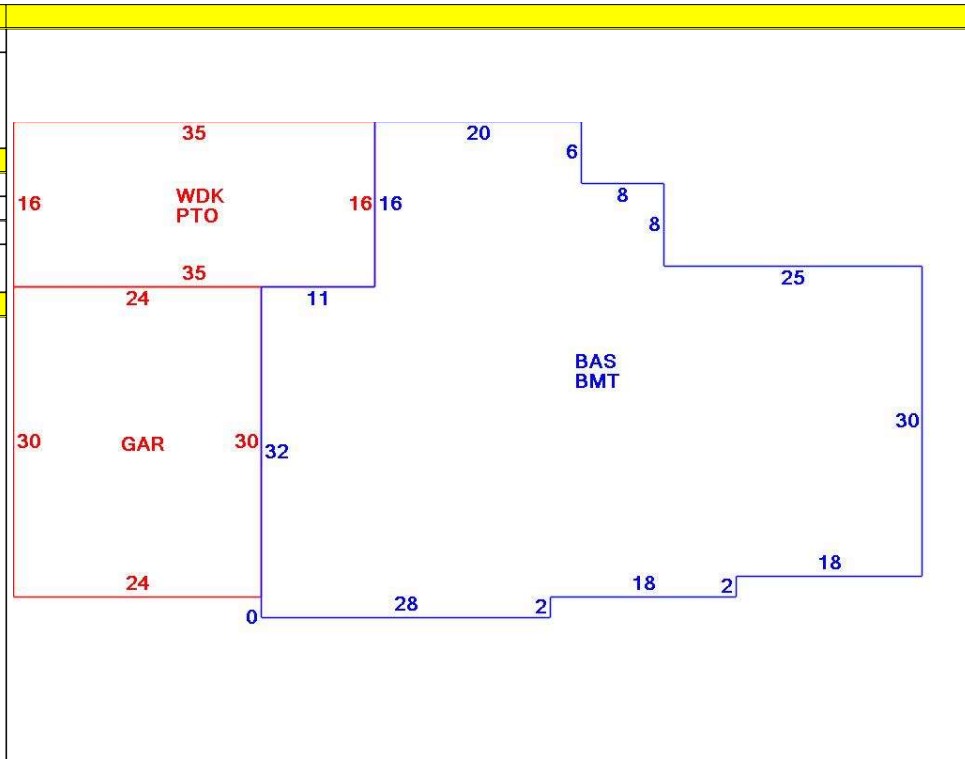
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1420	05-28-2019	809	Deck	14,000	12-19-2019	100	06-30-2020	REMOVE EXISTING DECK .	03-24-2022	TR	03		16	In Office Review
B36934	08-01-1994	DW	Dwelling	185,000	01-15-1996	100	06-30-1996	WBA 1 ST.	02-28-2022	BM	22		22	Change of Address
									05-18-2020	DM			FR	Field Review
									02-19-2020	SR	02		03	Cycl Insp Comp
									05-31-2019	SR	02		03	Cycl Insp Comp
									01-14-2019	RB	22		22	Change of Address
									09-28-2016	KM	02		03	Cycl Insp Comp

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	0.880	AC	176,344.00	1.12370	1.0000	5	1.00	0116	7.100		1.0000	1,406,925	1,238,100	
Total Card Land Units					0.88	AC	Parcel Total Land Area					0.88	Total Land Value					1,238,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	692,216
Year Built	1994
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	629,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	2010		91		0.00	4,600
BFA1	Bsmt Fin-Goo	B	1,800	32.56	2010		91		0.00	53,300
WDC	Deck comp w	L	560	28.00	2019		100		0.00	14,600
GAR	Attached Gara	B	720	40.00	2010		91		0.00	21,900
BMT	Basement-Unfi	B	2,390	26.01	2010		91		0.00	46,700
PATF	Flagstone Pav	L	560	30.00	2019		100		0.00	16,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,390	2,390	2,390	289.63	692,216
BMT	Basement Area	0	2,390	0	0.00	0
GAR	Attached Garage	0	720	0	0.00	0
PTO	Patio	0	560	0	0.00	0
WDK	Wood Deck	0	560	0	0.00	0
Ttl Gross Liv / Lease Area		2,390	6,620	2,390		692,216

