

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GALLENBERGER, MARK J & KATHER KATHERINE A GALLENBERGER 2010 15 WORONOCO DRIVE  NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	1,094,200	1,094,200
			6 Septic			RES LAND	1010	862,600	862,600
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 275 #DL 2 GIS ID F_962960_2689242			Plan Ref. Land Ct# 2664-135 #SR Life Estate PP STATU Assoc Pid#			Total 1,956,800 1,956,800			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GALLENBERGER, MARK J & KATHERINE		C211303	0	11-15-2016	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed
DACUNHA, ANTONIO H & ELIZABETH A		C158448	0	07-21-2000	Q	I	485,000	00	2023	1010	958,000	2022	1010	833,800
LUSSIER, RICHARD H & SUZANNE TRS		C144672	0	06-04-1997	U	I	160,000	1A		1010	712,900		1010	464,700
LUSSIER, RICHARD H & SUZANNE D TR		C144672	0	04-22-1997	U	I	160,000	1A					1010	100,700
LUSSIER, RAYMOND C		#D55339	0	05-21-1992	U			1	A					
Total									1,670,900	Total	1,298,500	Total	1,119,800	

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Comm Int
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	914,900
Appraised Xf (B) Value (Bldg)	78,600
Appraised Ob (B) Value (Bldg)	100,700
Appraised Land Value (Bldg)	862,600
Special Land Value	0
Total Appraised Parcel Value	1,956,800
Valuation Method	C
Total Appraised Parcel Value	1,956,800

NOTES							

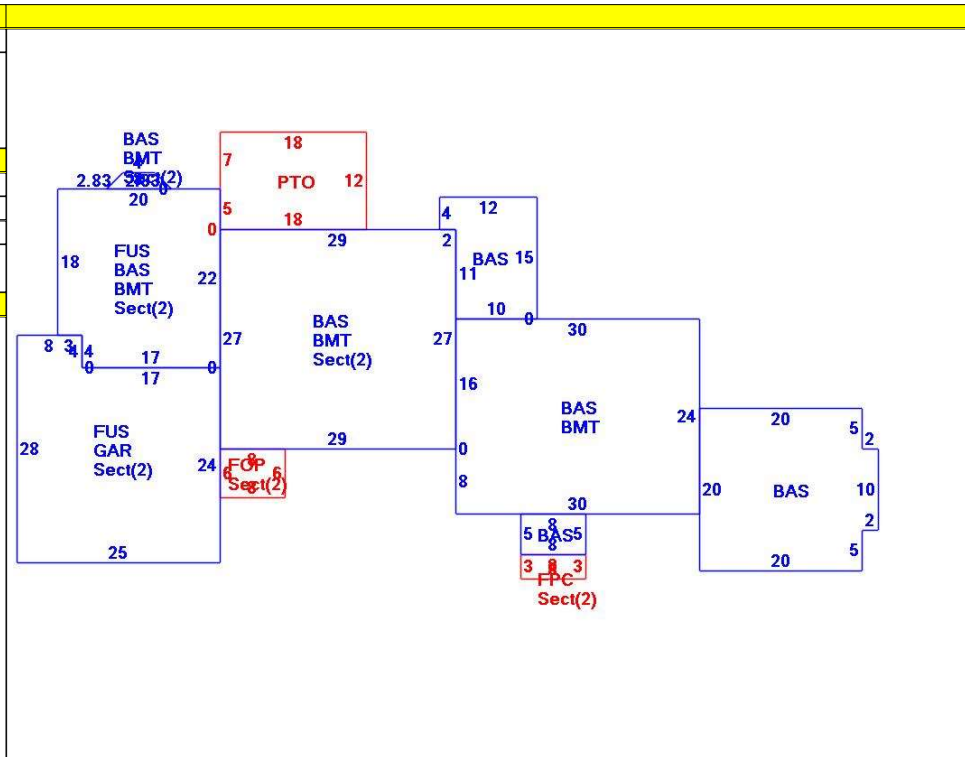
**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2168	07-11-2017	834	Sheet Metal	0	09-07-2017	100	06-30-2018	INSTALLATION OF NEW HVA	06-03-2020	WD			FR	Field Review
17-282	02-13-2017	804	Addn Alt-Res	300,000	09-07-2017	100	06-30-2018	DEMO GARAGE KITCHEN &	07-31-2018	SR	01		02	Bldg Permit Completed
17-97	01-17-2017	830	Pool - Inground	0	09-07-2017	100	06-30-2018	23x39 Inground gunite swimmi	06-19-2017	SR	01		13	CALL BACK
201303811	06-10-2013	NR	New Roof	5,600	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	06-17-2015	TP	03		16	In Office Review
51731	02-15-2001	AD	Addition	22,260	01-01-2002	100	06-30-2002		02-23-2015	AL	22		22	Change of Address
22000	12-29-1997	AD	Addition	65,000	05-18-1998	100	01-01-1999		05-03-2007	PT	02		14	Cyclical Inspection
									08-14-2003	PT	02		01	Meas/Est

**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	RC	3	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0112	5.500		1.0000	1,760,336	862,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		996,855
			Year Built		1959
			Effective Year Built		1995
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		914,900
			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	1997		81		0.00	4,100
BMT	Basement-Unfi	B	720	26.01	1997		81		0.00	17,300
SPL3	Pool Gunite	L	960	75.00	2017		96	C	1.00	66,900
JCZI	Jacuzzi Outsid	L	1	9822.00	2017		96		0.00	9,400
PATC	Conc Pavers	L	216	15.46	2017		98		0.00	3,500
PATC	Conc Pavers	L	1,280	15.46	2017		98		0.00	16,900
FPLG	Gas Fireplace-	B	1	2500.00	1997		81		0.00	2,000
SPH3	Pool Heater 80	L	1	4116.00	2017		96		0.00	4,000
FOPC	Open Prch-roo	B	24	55.00	1997		81		0.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,338	1,338	1,338	243.11	325,281
BMT	Basement Area	0	720	0	0.00	0
PTO	Patio	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,338	2,274	1,338		325,281



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GALLENBERGER, MARK J & KATHER KATHERINE A GALLENBERGER 2010 15 WORONOCO DRIVE  NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,094,200	1,094,200		
			6 Septic			RES LAND	1010	862,600	862,600		
<b>SUPPLEMENTAL DATA</b>						Total				1,956,800	1,956,800
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 275 #DL 2 GIS ID F_962960_2689242		Plan Ref. Land Ct# 2664-135 #SR Life Estate PP STATU Assoc Pid#							

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GALLENBERGER, MARK J & KATHERINE		C211303	0	11-15-2016	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DACUNHA, ANTONIO H & ELIZABETH A		C158448	0	07-21-2000	Q	I	485,000	00	2023	1010	958,000	2022	1010	833,800	2021	1010	596,700
LUSSIER, RICHARD H & SUZANNE TRS		C144672	0	06-04-1997	U	I	160,000	1A		1010	712,900		1010	464,700		1010	422,400
LUSSIER, RICHARD H & SUZANNE D TR		C144672	0	04-22-1997	U	I	160,000	1A								1010	100,700
LUSSIER, RAYMOND C		#D55339	0	05-21-1992	U			1	A								
Total									1,670,900		Total		1,298,500		Total		1,119,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0112				OSTVIL

NOTES										APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)								914,900
										Appraised Xf (B) Value (Bldg)								78,600
										Appraised Ob (B) Value (Bldg)								100,700
										Appraised Land Value (Bldg)								862,600
										Special Land Value								0
										Total Appraised Parcel Value								1,956,800
										Valuation Method								C
										Total Appraised Parcel Value								1,956,800

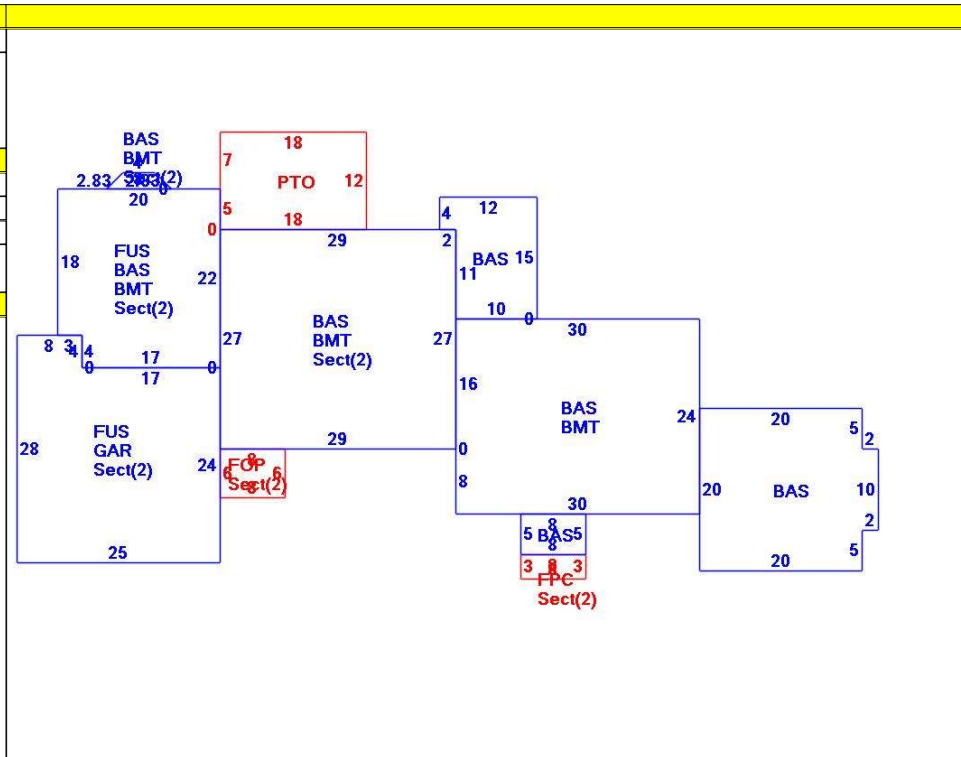
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
17-2168	07-11-2017	834	Sheet Metal	0	09-07-2017	100	06-30-2018	INSTALLATION OF NEW HVA		06-03-2020	WD			FR	Field Review
17-282	02-13-2017	804	Addn Alt-Res	300,000	09-07-2017	100	06-30-2018	DEMO GARAGE KITCHEN &		07-31-2018	SR	01		02	Bldg Permit Completed
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51731	02-15-2001	AD	Addition	22,260	01-01-2002	100	06-30-2002			02-23-2015	AL	22		22	Change of Address
22000	12-29-1997	AD	Addition	65,000	05-18-1998	100	01-01-1999			05-03-2007	PT	02		14	Cyclical Inspection
										08-14-2003	PT	02		01	Meas/Est

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	RC	3	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0112	5.500				1.0000		1,760,336	862,600
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value					862,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	B-	Custom 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	2				
Half Baths	1				
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	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		996,855
Year Built		2017
Effective Year Built		2015
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		3
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		97
RCNLD		914,900
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
BMT	Basement-Unfi	B	1,223	26.01	2019		97		0.00	29,400
GAR	Attached Gara	B	632	40.00	2019		97		0.00	21,200
FOP	Open Porch-ro	B	48	55.00	2019		97		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,223	1,223	1,223	294.16	359,761
BMT	Basement Area	0	1,223	0	0.00	0
FOP	Open Porch	0	48	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	1,060	1,060	1,060	294.16	311,813
GAR	Attached Garage	0	632	0	0.00	0
Ttl Gross Liv / Lease Area		2,283	4,210	2,283		671,574

