

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON, CHRISTOPHER & CAROL 419 MAIN STREET CONCORD MA 01742		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			2 Public Water			RESIDENTL	1010	929,400	929,400
			4 Gas			RES LAND	1010	276,900	276,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 #DL 2 GIS ID F_945977_2687095				Plan Ref. 319/64 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,206,300 1,206,300			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WILSON, CHRISTOPHER & CAROL		34114 005	05-14-2021	Q	I	1,124,500	00	Year	Code	Assessed	Year	Code	Assessed		
BRUNETT, ALBERT J ET AL		22028 0029	05-16-2007	Q	I	700,000	00	2023	1010	831,800	2022	1010	685,900		
BOYNTON, DONALD A JR & SUSAN K		11345 0050	04-08-1998	Q	V	95,000	00		1010	273,900		1010	175,500		
GROVE, WALLACE S		2634 0237	12-16-1977	Q		11,000	U					1010	1,600		
Total										1,105,700	Total		861,400	Total 768,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO 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
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	842,400
Appraised Xf (B) Value (Bldg)	82,900
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	276,900
Special Land Value	0
Total Appraised Parcel Value	1,206,300
Valuation Method	C
Total Appraised Parcel Value	1,206,300

NOTES									

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-4	03-25-2022	835	Sid/Wind/Roof/	5,994	06-30-2022	100	06-30-2022	Air sealing and cellulose insula	08-11-2022	SR	01		02	Bldg Permit Completed
BLDR-22-23	03-15-2022	804	Addn Alt-Res	29,529	06-30-2022	100	06-30-2022	construct shed dormer for new	08-26-2021	BM	03		16	In Office Review
201501251	04-07-2015	RE	Remodel	50,000	07-27-2015	100	06-30-2016	CREATE REC ROOM IN EXIS	05-26-2020	WD			FR	Field Review
34644	11-09-1998	DW	Dwelling	200,000	03-09-2000	100	01-01-2000	NW DW	08-07-2017	LH	03		16	In Office Review
									08-07-2017	LH	03		16	In Office Review
									12-08-2015	SR	01		02	Bldg Permit Completed
									09-09-2015	TR	03		16	In Office Review

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	2	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0108	1.700		1.0000	485,792.4	276,900
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			276,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			Building Value New		905,803
			Year Built		1999
			Effective Year Built		2010
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		842,400
			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
FPLG	Gas Fireplace	B	1	2500.00	2012		93		0.00	2,300
FOP	Open Porch-ro	B	341	55.00	2012		93		0.00	12,400
GAR	Attached Gara	B	528	40.00	2012		93		0.00	17,900
BMT	Basement-Unfi	B	2,116	26.01	2012		93		0.00	43,500
SHED	Shed	L	120	18.00	2005		72		0.00	1,600
BFA1	Bsmt Fin-Goo	B	225	32.56			93		0.00	6,800
PAT2	Patio-Good	L	240	9.94	2022		100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,155	2,155	2,155	306.64	660,801
BMT	Basement Area	0	2,116	0	0.00	0
FAT	Attic, Finished	48	322	48	45.71	14,719
FHS	Half Story	575	1,150	575	153.32	176,316
FOP	Open Porch	0	341	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	240	0	0.00	0
UAT	Attic, Unfinished	0	636	64	30.86	19,625
UHS	Half Story, Unfinished	0	372	112	92.32	34,343
Ttl Gross Liv / Lease Area		2,778	7,860	2,954		905,804

