Property Location 235 COACHMAN LANE | Map ID 151/ 034/ / / | Bldg Name | State Use 1010
Vision ID 10172 | Account # 324072 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 2:11:23 P

CURRENT OWNER

GOUDREAU, KATHLEEN

37 MARION STREET

NATICK MA 01760

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic			6	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	384/56
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	INFO:	Life Estate	
#DL 1	LOT 13	PP STATU	
#DL 2			
GIS ID	F_961510_2711270	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	498,700	498,700
RES LAND	1010	179,400	179,400
Total		678,100	678,100

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
GOUDREAU, KATHLEEN	35042	349	04-12-2022	U	I	1	1F
BRUCE J TURGEON LIVING TRUST	24211	0285	12-04-2009	U	I	0	1
TURGEON, BRUCE J TR	20818	0171	03-14-2006	U	I	0	1
TURGEON, BRUCE J TR	18788	0250	07-01-2004	U	I	100	1F
TURGEON, BRUCE J & CHARLOTTE	7530	0310	05-15-1991	Q	V	46,400	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	498,700	2024	1010	494,000	2023	1010	427,100
	1010	179,400		1010	179,400		1010	163,400
	Total	678,100		Total	673,400		Total	590,500

EXEMPTIONS

Year	Code	Description	Amount
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	426,400
Appraised Xf (B) Value (Bldg)	64,800
Appraised Ob (B) Value (Bldg)	7,500
Appraised Land Value (Bldg)	179,400
Special Land Value	0
Total Appraised Parcel Value	678,100
Valuation Method	C
Total Appraised Parcel Value	678,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17-3861	11-21-2017	822	Insulation	1,376		100		Weatherization
17-2	01-06-2017	839	Solar Panel-Re	9,500	03-02-2017	100	06-30-2017	Install solar panels on roof of e
B34902	03-01-1992	DW	Dwelling	75,000	01-15-1993	100		WB 1 STOR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-22-2020	LS			FR	Field Review
03-31-2017	JR	02		02	Bldg Permit Completed
01-07-2016	RB	03		16	In Office Review
01-07-2011	MA	03		16	In Office Review
11-16-2009	DR	03		16	In Office Review
01-04-2008	PT	02		14	Cyclical Inspection
03-22-2000	PT	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	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	3	0.220	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	3,100

Total Card Land Units 1.22 AC | Parcel Total Land Area 1.22 | Total Land Value 179,400

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CONSTRUCTION DETAIL

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	11	Clapboard
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	14	Carpet
Heat Fuel	03	Gas
Heat Type	04	Hot Air
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		
Sewer Occupan		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

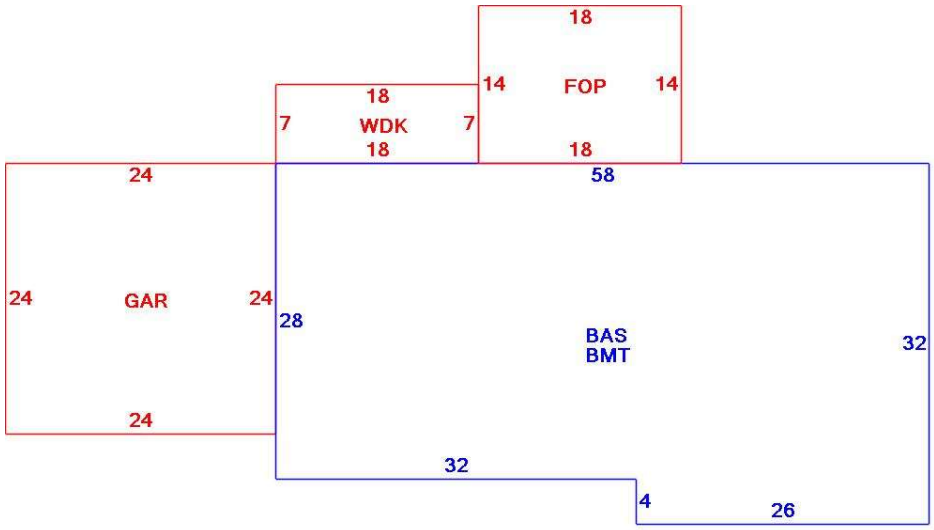
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	495,798
Year Built	1992
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	426,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2004		86		0.00	4,300
WDC	Wood Decking	L	126	20.00	2001		64		0.00	2,500
FOP	Open Porch-ro	B	252	55.00	2004		86		0.00	8,900
GAR	Attached Gara	B	576	40.00	2004		86		0.00	17,600
BMT	Basement-Unfi	B	1,728	26.01	2004		86		0.00	34,000
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
SOL1	Solar PV Pane	B	26	860.00	2004		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,728	1,728	1,728	286.92	495,798
BMT	Basement Area	0	1,728	0	0.00	0
FOP	Open Porch	0	252	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
WDK	Wood Deck	0	126	0	0.00	0
	Ttl Gross Liv / Lease Area	1,728	4,410	1,728		495,798