

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WHELAN, KENNETH G SR & MARRIA 49 TROUT BROOK ROAD CHESHIRE CT 06410		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	323,100	323,100
				2	Public Water			3		RES LAND	1010	153,900	153,900
SUPPLEMENTAL DATA										Total		477,000	477,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 626 #DL 2 GIS ID F_966164_2703704				Plan Ref. 386/90-94 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
WHELAN, KENNETH G SR & MARRIANN		34832	312	01-14-2022	Q	I					405,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NARBONNE, LEON D TR		22410	0233	10-18-2007	Q	I					310,000	00	2025	1010	323,100	2024	1010	306,100	2023	1010	272,300
WILSON, JOHN T & EDWARD J TRS		15296	0307	06-25-2002	Q	I					240,000	00		1010	153,900			153,900			139,900
HORNE, MARCIA E M		12803	0201	01-28-2000	Q	I					167,000	00									
SMALL, ALAN E TR		6601	0226	01-20-1989	U						0	1B									
Total												477,000	Total	460,000	Total	412,200					

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				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0105				CENVIL	284,900	33,000	5,200	153,900	0	477,000	C
Total				Total				477,000			

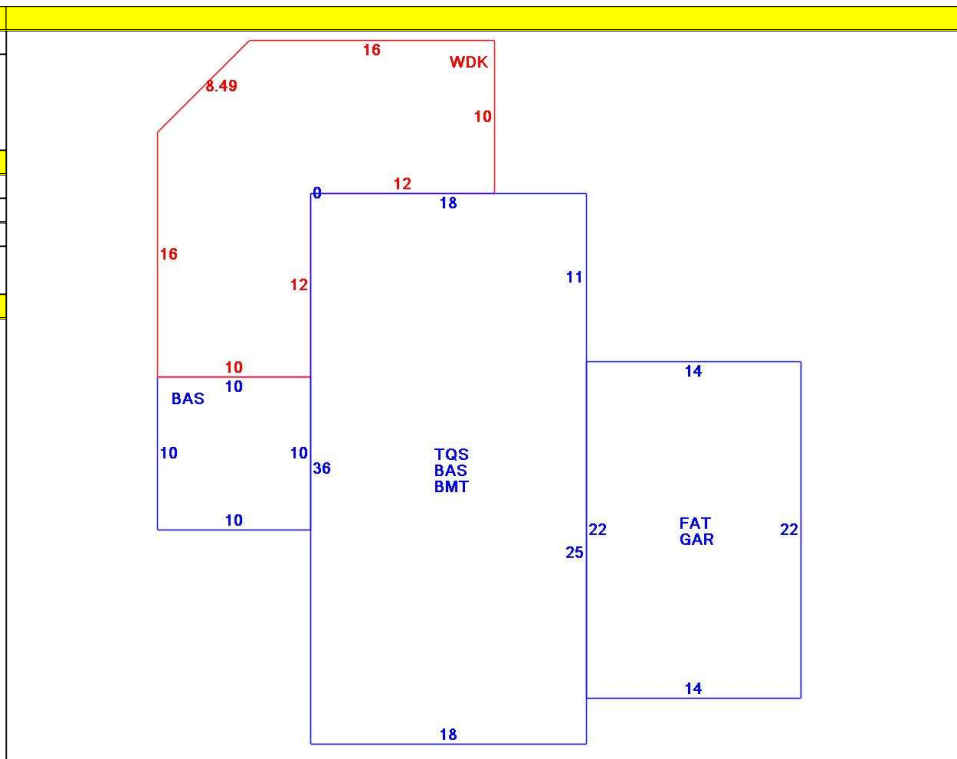
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-1 B27825	11-07-2022 05-01-1985	835 DW	Sid/Wind/Roof/ Dwelling	2,000 40,000	01-15-1986	100 100		RESIDENTIAL WEATHERIZA CE 1.5 ST	06-06-2023 04-28-2020 06-21-2016 03-30-2011 07-22-2008 02-24-2003 11-22-2000	LP LS KM RB PT PT JG			20 FR 03 16 14 01 03	Sale Review Field Review Cycl Insp Comp In Office Review Cyclical Inspection Meas/Est 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	RC	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0105	1.000		1.0000	384,712.0	153,900	
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value					153,900

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	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 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			

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

COST / MARKET VALUATION	
Building Value New	343,310
Year Built	1985
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	284,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		83		0.00	5,000
WDC	Wood Decking	L	322	20.00	1999		60		0.00	3,800
GAR	Attached Gara	B	308	40.00	2000		83		0.00	11,300
BMT	Basement-Unfi	B	648	26.01	2000		83		0.00	16,700
SHED	Shed	L	80	18.00	2016		94		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	748	748	748	282.56	211,355
BMT	Basement Area	0	648	0	0.00	0
FAT	Attic, Finished	46	308	46	42.20	12,998
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	421	648	421	183.58	118,958
WDK	Wood Deck	0	322	0	0.00	0
Ttl Gross Liv / Lease Area		1,215	2,982	1,215		343,311

