Property Location 71 SPRUCE STREET | Map ID 216/ 020/ / / | Bldg Name | State Use 1010
Vision ID 15385 | Account # 133171 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/20/2024 6:17:03 A

CURRENT OWNER

WILSON, NANCY JUNE

71 SPRUCE STREET

WEST BARNSTA MA 02668

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	1 Paved	
	5 Well		
	6 Septic		5

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	151/133
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 7	PP STATU	
#DL 2			
GIS ID	F_970735_2716153	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	328,700	328,700
RES LAND	1010	154,900	154,900
Total		483,600	483,600

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
WILSON, NANCY JUNE	35734	302	04-14-2023	Q	I	529,000	00
GOODE, CARLA A ESTATE OF	35734	297	06-27-2018	U	I	0	1F
GOODE, CARLA A	35734	294	07-29-2016	U	I	0	1F
GOODE, THOMAS F & CARLA A	13316	0284	10-24-2000	Q	I	189,000	00
HURWITZ, PETER A	4430	0251	02-15-1985	U	I	100	A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	328,700	2024	1010	311,600	2023	1010	279,600
	1010	154,900		1010	154,900		1010	140,800
	Total	483,600		Total	466,500		Total	420,400

EXEMPTIONS

Year	Code	Description	Amount
		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
0106				WBARNS

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	298,100
Appraised Xf (B) Value (Bldg)	29,100
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	154,900
Special Land Value	0
Total Appraised Parcel Value	483,600
Valuation Method	C
Total Appraised Parcel Value	483,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-23-11	08-23-2023	835	Sid/Wind/Roof/	4,054		100		Air Sealing, Door Kit and Swe
EXPR-23-11	08-23-2023	835	Sid/Wind/Roof/	4,054		100		Air Sealing, Door Kit and Swe

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-30-2024	AG	03		16	In Office Review
07-26-2021	SR	02		03	Cycl Insp Comp
05-14-2020	DM			FR	Field Review

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	0.430	AC	176,344.00	2.04234	1.0000	5	1.00	0105	1.000		1.0000	360,147.3	154,900

Total Card Land Units 0.43 AC | Parcel Total Land Area 0.43 | Total Land Value 154,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
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	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
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	02	Average
Kitchen Style	02	Modernized
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

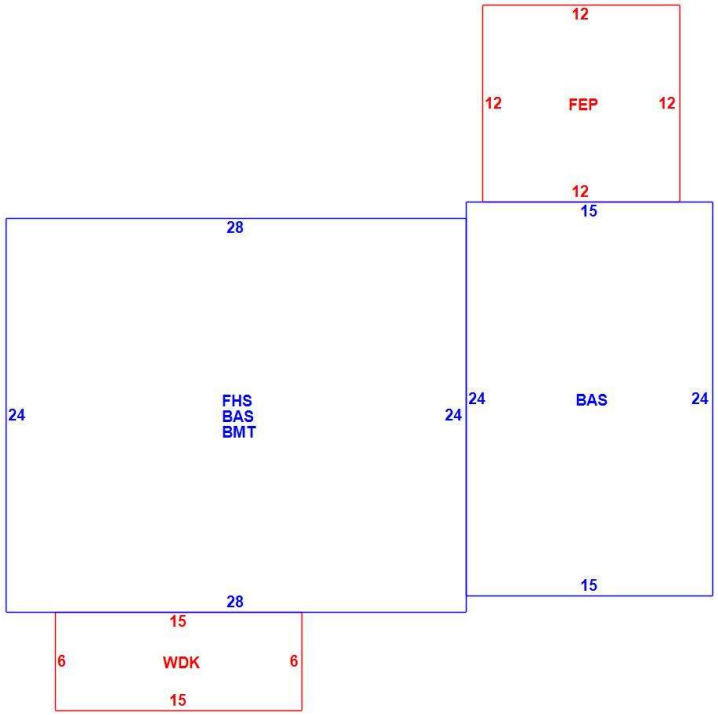
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	377,376
Year Built	1975
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	298,100
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	1995		79		0.00	4,700
BMT	Basement-Unfi	B	672	26.01	1995		79		0.00	16,300
WDC	Wood Decking	L	90	20.00	1996		44		0.00	1,500
FEP	Enclosed porc	B	144	70.00	1995		79		0.00	8,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	275.86	284,688
BMT	Basement Area	0	672	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
FHS	Half Story	336	672	336	137.93	92,689
WDK	Wood Deck	0	90	0	0.00	0
	Ttl Gross Liv / Lease Area	1,368	2,610	1,368		377,377