

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
PETERSON, PHOENIX A TR MSW & TER FAM IRREV TRS 1894 MAIN STREET WEST BARNSTA MA 02668		1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed
				5	Well					RESIDNTL	1010	336,300	336,300
				6	Septic			5		RES LAND	1010	219,400	219,400
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 1 #DL 2					Plan Ref. 609/38 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		555,700	555,700

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
PETERSON, PHOENIX A TR WIRTANEN, MARK S & REILLY, THERES WIRTANEN, MARK S		34737	043	12-10-2021	U	I	10	1F			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		34737	041	12-10-2021	U	I	10	1F			2025	1010	336,300	2024	1010	336,600	2023	1010	286,100
		3350	0315	08-28-1981	Q	V	60,000	U				1010	219,400		1010	219,400		1010	218,400
										Total		555,700	Total		556,000	Total		504,500	

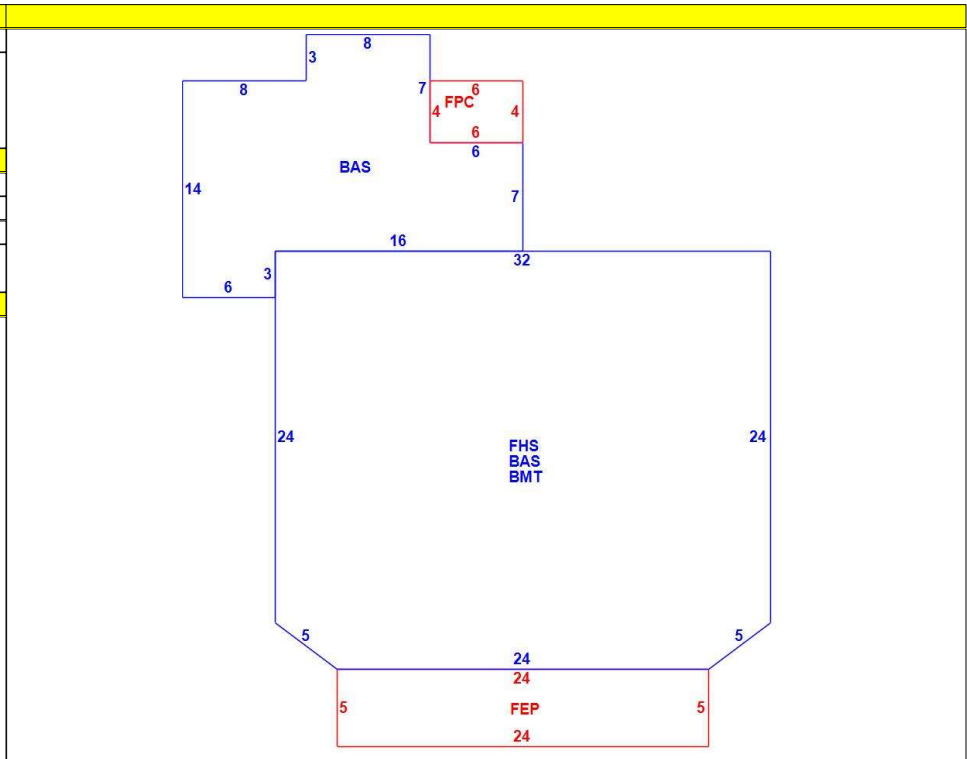
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106			WBARN S					
NOTES							Appraised Bldg. Value (Card)	312,300
							Appraised Xf (B) Value (Bldg)	24,000
							Appraised Ob (B) Value (Bldg)	0
							Appraised Land Value (Bldg)	219,400
							Special Land Value	0
							Total Appraised Parcel Value	555,700
							Valuation Method	C
							Total Appraised Parcel Value	555,700

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
20-396	02-10-2020	835	Sid/Wind/Roof/	8,208	06-30-2020	100	06-30-2020	WINDOWS		07-29-2021	SR	01		03	Cycl Insp Comp
										05-13-2020	DM			FR	Field Review
										07-29-2011	DR	03		16	In Office Review
										11-18-2009	PT	02		14	Cyclical Inspection
										05-14-2000	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	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800		
1	1010	Single Fam M-0	RF	5	1.010	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	16,600		
Total Card Land Units					2.01	AC	Parcel Total Land Area					2.01	Total Land Value					219,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		452,541
			Year Built		1912
			Effective Year Built		1984
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		31
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		312,300
			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
FGR7	Gar w/Lft Goo	L	440	70.00	1920		0	00	1.00	0
FOPC	Open Prch-roo	B	24	55.00	1979		69		0.00	1,200
FEP	Enclosed porc	B	120	70.00	1979		69		0.00	6,400
BMT	Basement-Unfi	B	852	26.01	1979		69		0.00	16,400
SOLT	Solar Thermal	B	72	86.00	1979		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,112	1,112	1,112	294.24	327,195
BMT	Basement Area	0	852	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
FHS	Half Story	426	852	426	147.12	125,346
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
Ttl Gross Liv / Lease Area		1,538	2,960	1,538		452,541

