

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION				
KURKER, WAYNE TR MAGNOLIA AVE REALTY TRUST PO BOX 269 WEST HYANNIS MA 02672	1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	RESIDNTL RES LAND		1010 1010	2,331,000 3,463,700	2,331,000 3,463,700	
		4 Gas		1 Excel View										
	SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 238-242 & LOT 5 #DL 2 GIS ID F_975703_2694359					Plan Ref. 64/23, 34/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total						5,794,700	5,794,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KURKER, WAYNE TR KURKER, WAYNE KURKER, WAYNE TR DAVID, STEPHEN T & KURKER, WAYNE DAVID, STEPHEN T TR	34952	035	03-04-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
	33217	0328	08-31-2020	U	I	1	1F	2025	1010	2,331,000	2024	1010	2,177,500	2023	1010	1,970,500	
	32484	0021	11-21-2019	U	I	0	1F		1010	3,463,700		1010	3,463,700		1010	3,151,100	
	32103	0093	06-21-2019	U	I	0	1F										
	27447	0267	06-10-2013	Q	I	2,890,000	00										
Total								5,794,700		Total		5,641,200		Total		5,121,600	

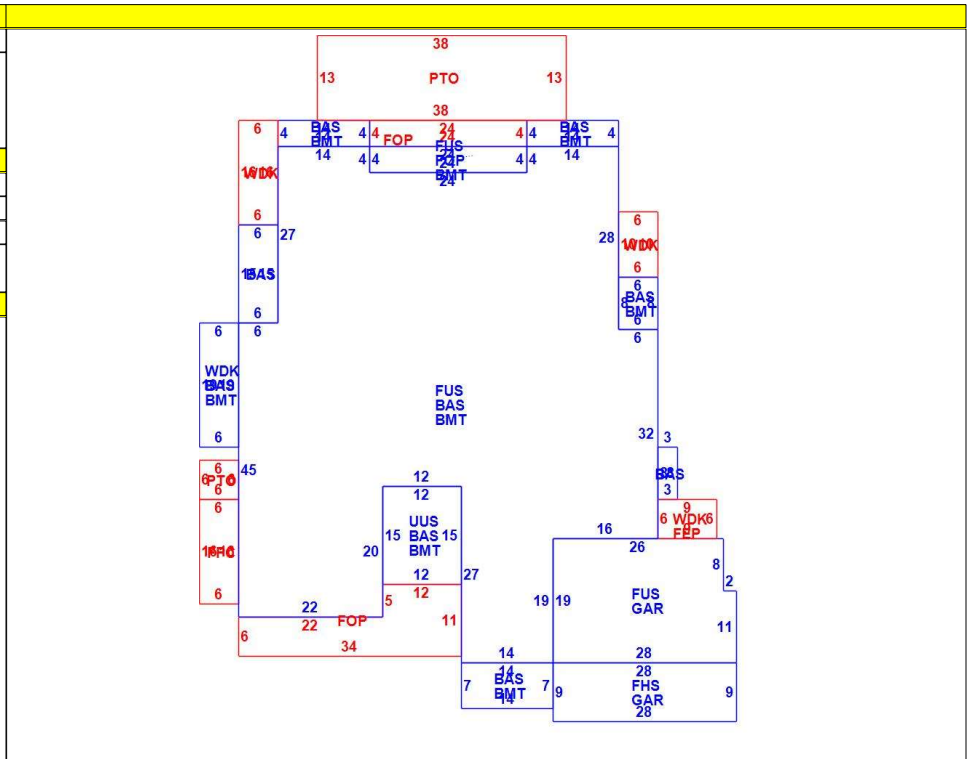
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B		Tracing		Batch									
WF09						CENVIL									
NOTES								Appraised Bldg. Value (Card)				2,135,200			
								Appraised Xf (B) Value (Bldg)				177,700			
								Appraised Ob (B) Value (Bldg)				18,100			
								Appraised Land Value (Bldg)				3,463,700			
								Special Land Value				0			
								Total Appraised Parcel Value				5,794,700			
								Valuation Method				C			
								Total Appraised Parcel Value				5,794,700			

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
20-312	02-18-2020	880	Alt-Int work-Res	3,200	06-30-2021	100	06-30-2021	interior basement work - Partiti	04-05-2023	CK	03		15	Abatement Review
201506465	10-13-2015	DR	Dwelling Rebuil	654,940	10-03-2017	100	06-30-2018	REBUILD HOUSE AFTER TE	05-06-2021	CK	03		02	Bldg Permit Completed
201506464	10-13-2015	DE	Demolish	16,500	06-16-2016	100	06-30-2016	DEMOLISH HOME	10-20-2020	LH	03		22	Change of Address
201403183	05-29-2014	OT	Other	900	06-30-2014	100	06-30-2014	INCREASE RETAINING WALL	10-16-2020	PK	03		16	In Office Review
201309626	12-31-2013	FN	Foundation	55,000	04-17-2014	100	06-30-2014	EXPAND FND-EXPAND 1ST F	07-07-2020	SR	01		13	CALL BACK
201307681	12-02-2013	FN	Foundation	55,000	07-17-2014	100	06-30-2014	RAISE HSE INSTALL NW FN	05-18-2020	WD			FR	Field Review
42029	10-27-1999	NS	New Siding	5,000	06-30-2010	100	06-30-2010		08-27-2018	SR	01		02	Bldg Permit Completed

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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF09	19.500		1.0000	3,438,708	3,438,700
1	1010	Single Fam M-0	RD-	3	0.090	AC	14,250.00	1.00000	1.0000	0	1.00	WF09	19.500		1.0000	277,875	25,000
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			3,463,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	10	10 Bedrooms			
Full Baths	6				
Half Baths	3				
Extra Fixtures					
Total Rooms	18	18 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	63	6 Full-3 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		2,247,602
			Year Built		2015
			Effective Year Built		2017
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		2,135,200
			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
PAT2	Patio-Good	L	530	9.94	1986		67		0.00	3,400
WDC	Wood Decking	L	324	20.00	2015		92		0.00	5,900
BMT	Basement-Unfi	B	4,496	26.01	2017		95		0.00	87,000
FEP	Enclosed porc	B	54	70.00	2017		95		0.00	5,300
FOP	Open Porch-ro	B	456	55.00	2017		95		0.00	16,800
GAR	Attached Gara	B	768	40.00	2017		95		0.00	24,000
FPL2	Fireplace 1.5 s	B	1	6000.00	2017		95		0.00	5,700
ELV1	Elevator-Res-	B	1	33159.00	2017		95		0.00	31,500
FOPC	Open Prch-roo	B	96	55.00	2017		95		0.00	4,300
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,514	4,514	4,514	242.72	1,095,616
BMT	Basement Area	0	4,496	0	0.00	0
FEP	Enclosed Porch	0	54	0	0.00	0
FHS	Half Story	126	252	126	121.36	30,582
FOP	Open Porch	0	456	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
FUS	Upper Story	4,460	4,460	4,460	242.72	1,082,509
GAR	Attached Garage	0	768	0	0.00	0
PTO	Patio	0	530	0	0.00	0
UUS	Upper Story Unfinished	0	180	153	206.31	37,135
Ttl Gross Liv / Lease Area		9,100	16,130	9,253		2,245,842



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			4 Gas		1 Excel View	RESIDNTL	1010	2,331,000	2,331,000
			6 Septic		3 Rear Location	RES LAND	1010	3,463,700	3,463,700
SUPPLEMENTAL DATA									
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801
 FY2025
 BARNSTABLE, MA

VISION

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								Total		5,794,700	Total		5,641,200	Total		5,121,600

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WF09			CENVIL

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Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
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Kitchen Style						Condition					
Occupancy						Condition %					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
STRS	Stairs to Water	L	14	122.52	2017		96	C	1.00	1,600	
SHED	Shed	L	112	18.00	2017		96		0.00	1,900	
BFA1	Bsmt Fin-Goo	B	100	32.56	2017		95		0.00	3,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Wood Deck	0	324	0	0.00	0					
Ttl Gross Liv / Lease Area											