

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
BYRNES, MARK R & KATHRYN GING BYRNES GINGERICH REALTY TRUS 51 CURRYCOMB CIRCLE  WEST BARNSTA MA 02668	1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA  <b>VISION</b>
			4	Gas			1	Excel View	RESIDNTL	1090	396,400	396,400	
			6	Septic			3		RES LAND	1090	1,223,500	1,223,500	
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID					Plan Ref. 53/127								
Split Zonin					Land Ct#								
#DL 1 LOT 14					Life Estate								
#DL 2					PP STATU								
GIS ID F_975795_2709147					Assoc Pid#								
										Total	1,619,900	1,619,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
BYRNES, MARK R & KATHRYN GINGERI	36080	176	11-09-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
BYRNES, MARK R & KATHRYN GINGERI	34003	224	04-12-2021	U	I	600,000	1A	2025	1090	396,400	2024	1090	390,000	2023	1090	335,300			
GINGERICH, WILLIAM W TR	19824	0161	05-16-2005	U	I	1	1A		1090	1,223,500		1090	1,223,500		1090	1,119,300			
GINGERICH, WILLIAM W & EDYTHE	3135	0328	08-11-1980	U		0		Total									1,619,900	1,613,500	1,454,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			CENVIL

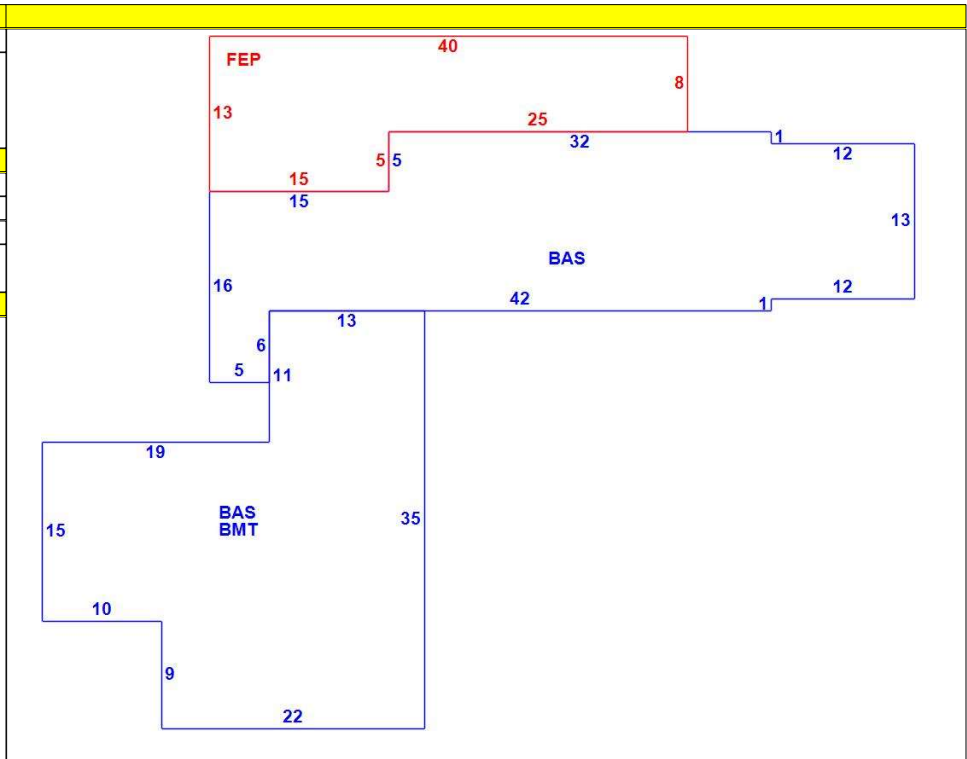
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	342,300
Appraised Xf (B) Value (Bldg)	36,700
Appraised Ob (B) Value (Bldg)	17,400
Appraised Land Value (Bldg)	1,223,500
Special Land Value	0
Total Appraised Parcel Value	1,619,900
Valuation Method	C
Total Appraised Parcel Value	1,619,900

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-22-9	06-23-2022	835	Sid/Wind/Roof/	14,000	06-30-2023	100	06-30-2023	REMOVE AND REPLACE 25	06-08-2023	SR	02		03	Cycl Insp Comp
									04-30-2020	WD			FR	Field Review
									09-12-2012	TW	03		16	In Office Review
									02-04-2010	PT	02		14	Cyclical Inspection
									10-14-2008	NF	03		16	In Office Review
									10-20-2000	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	1090	Multi Hses M-01	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0114	6.500	BEARSE POND	1.0000	1,146,236	1,146,200
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.58	Total Land Value				1,146,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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					
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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	07	Slab/Poured			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		447,638
			Year Built		1938
			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		308,900
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1979		69		0.00	3,500
DKPL	Pond Dock-Lig	L	1	4200.00	1992		100		0.00	4,200
FGR3	Garage-Good-	L	360	60.00	1985		61	00	1.00	13,200
FEP	Enclosed porc	B	395	70.00	1979		69		0.00	14,600
BMT	Basement-Unfi	B	821	26.01	1979		69		0.00	15,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,637	1,637	1,637	273.45	447,638
BMT	Basement Area	0	821	0	0.00	0
FEP	Enclosed Porch	0	395	0	0.00	0
Ttl Gross Liv / Lease Area		1,637	2,853	1,637		447,638



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>			
BYRNES, MARK R & KATHRYN GING BYRNES GINGERICH REALTY TRUS 51 CURRYCOMB CIRCLE  WEST BARNSTA MA 02668	1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description		Code	Assessed	Assessed
			4	Gas			1	Excel View	RESIDNTL		1090	396,400	396,400
			6	Septic			3		RES LAND	1090	1,223,500	1,223,500	
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_975795_2709147					Plan Ref. 53/127 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		1,619,900	1,619,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
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BYRNES, MARK R & KATHRYN GINGERI	34003	224	04-12-2021	U	I	600,000	1A	2025	1090	396,400	2024	1090	390,000	2023	1090	335,300
GINGERICH, WILLIAM W TR	19824	0161	05-16-2005	U	I	1	1A		1090	1,223,500		1090	1,223,500		1090	1,119,300
GINGERICH, WILLIAM W & EDYTHE	3135	0328	08-11-1980	U		0		Total		1,619,900	Total		1,613,500	Total		1,454,600

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

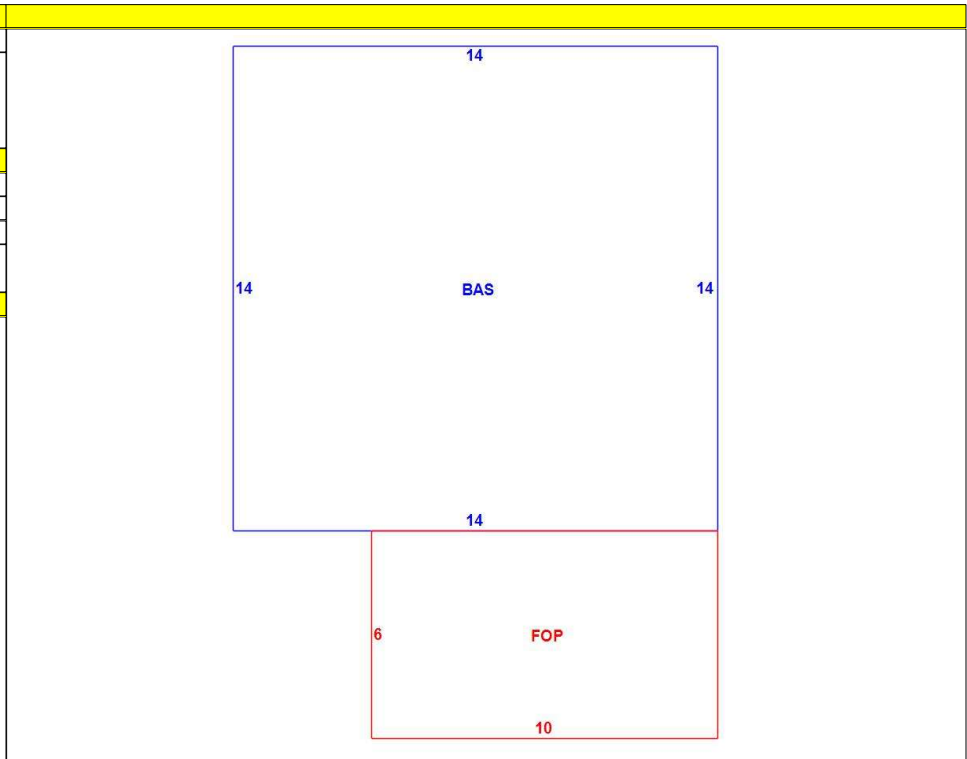
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch							Appraised Bldg. Value (Card)	342,300				
0114				CENVIL							Appraised Xf (B) Value (Bldg)	36,700				
										Appraised Ob (B) Value (Bldg)	17,400					
										Appraised Land Value (Bldg)	1,223,500					
										Special Land Value	0					
										Total Appraised Parcel Value	1,619,900					
										Valuation Method	C					
										Total Appraised Parcel Value	1,619,900					

NOTES													VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			

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								

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		
2	1090	Multi Hses M-01	RD-	3	0.580	AC	14,250.00	1.43949	1.0000	0	1.00	0114	6.500		1.0000	133,332.9	77,300	
Total Card Land Units					0.58	AC	Parcel Total Land Area					1.58	Total Land Value					77,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	01	Minimum	Adjust Type	Code	Description
Interior Wall 2					Factor%
Interior Floor 1	02	Minimum/Plywd	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	01	None	<b>COST / MARKET VALUATION</b>		
Heat Type	01	None	Building Value New		48,477
AC Type	01	None	Year Built		1938
Bedrooms	01	1 Bedroom	Effective Year Built		1984
Full Baths	0		Depreciation Code		A
Half Baths	1		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	1	1 Room	Depreciation %		31
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Sewer Occupan			Condition		
Accessory Apt			Condition %		
Foundation Alt	06	Piers	Percent Good		69
Rms Prts			RCNLD		33,400
Bath Split	01	0 Full-1 Half	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
FOP	Open Porch-ro	B	60	55.00	1979		69		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	196	196	196	247.33	48,477
FOP	Open Porch	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		196	256	196		48,477

