

State Use 1010
Print Date 12/20/2024 9:49:58 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION						
CARNAHAN, JOSEPH C & MEGHAN 39 MIDDLESEX AVENUE READINGMA01867				1	Level	2	Public Water	1	Paved			Description		Code	Assessed		Assessed									
						4	Gas			RESIDNTL		1010	417,100		417,100											
						6	Septic			3		RES LAND		1010	237,200		237,200									
SUPPLEMENTAL DATA																										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 6 #DL 2 GIS IDF_976884_2698007								Plan Ref.118/133 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		654,300		654,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)													
CARNAHAN, JOSEPH C & MEGHAN F ROZENVAYN, SIMKHA & VALENTINA SAGANICH, MARK S SAGANICH, ALBERT J SR & CAROLINE MUNSELL, DAVID P JR & DIANE				29135		0123		09-14-2015		Q	I	325,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				21805		0195		02-26-2007		Q	I	296,000		00	2025	1010	417,100	2024	1010	412,700	2023	1010	354,700			
				11374		0175		04-22-1998		U	I	1		1A	1010	237,200	1010	237,200	1010	234,700						
				6824		0252		07-15-1989		Q	I	126,000		U												
				6027		0018		11-15-1987		Q	I	140,000		U	Total		654,300		Total		649,900		Total		589,400	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)396,600 Appraised Xf (B) Value (Bldg)17,700 Appraised Ob (B) Value (Bldg)2,800 Appraised Land Value (Bldg)237,200 Special Land Value0 Total Appraised Parcel Value654,300 Valuation MethodC Total Appraised Parcel Value654,300														
Year	Code	Description		Amount		Code	Description		Number		Amount													Comm Int		
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name			B			Tracing			Batch															
0106											CENVIL															
NOTES																										
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-21-1	08-19-2021	835	Sid/Wind/Roof/		15,000		100			Reshingle roof;, Replace entry			07-03-2023	AG	22		22	Change of Address								
													05-19-2020	WD			FR	Field Review								
													03-07-2017	JR	03		03	Cycl Insp Comp								
													06-07-2016	JR	03		20	Sale Review								
													11-05-2015	AL	22		22	Change of Address								
													09-14-2015	AL	03		16	In Office 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	RB	3	0.170	AC 176,344.00	4.65505	1.0000	5	1.00	0108	1.700				1.0000	1,395,515	237,200								
Total Card Land Units					0.17	AC	Parcel Total Land Area 0.17					Total Land Value					237,200									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	1995		79		0.00	4,000
WDC	Wood Decking	L	272	20.00	1994		50		0.00	2,800
FOP	Open Porch-ro	B	50	55.00	1995		79		0.00	2,600
BMT	Basement-Unfi	B	390	26.01	1995		79		0.00	11,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,560	1,560	1,560	321.77	501,964	
BMT	Basement Area	0	390	0	0.00	0	
FOP	Open Porch	0	50	0	0.00	0	
WDK	Wood Deck	0	272	0	0.00	0	
Ttl Gross Liv / Lease Area		1,560	2,272	1,560		501,964	

