

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALLS, JAMES R & NOLA J  40 WHITMARSH AVE  WORCESTER MA 01606								Description	Code	Assessed	Assessed	801  FY2025 BARNSTABLE, MA
							4	RESIDNTL	1010	361,100	361,100	
				<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	154,900	154,900	<b>VISION</b>
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7 #DL 2 GIS ID F_979297_2704319		Plan Ref. 388/20 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		516,000	516,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
2025	1010	361,100	2024	1010	342,700	2023	1010	307,700					
	1010	154,900			154,900			140,800					
Total		516,000	Total		497,600	Total		448,500					

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY			
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Amount	
			0.00							298,200	
Total			0.00							38,400	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES				
This signature acknowledges a visit by a Data Collector or Assessor				
Appraised Bldg. Value (Card)				298,200
Appraised Xf (B) Value (Bldg)				38,400
Appraised Ob (B) Value (Bldg)				24,500
Appraised Land Value (Bldg)				154,900
Special Land Value				0
Total Appraised Parcel Value				516,000
Valuation Method				C
Total Appraised Parcel Value				516,000

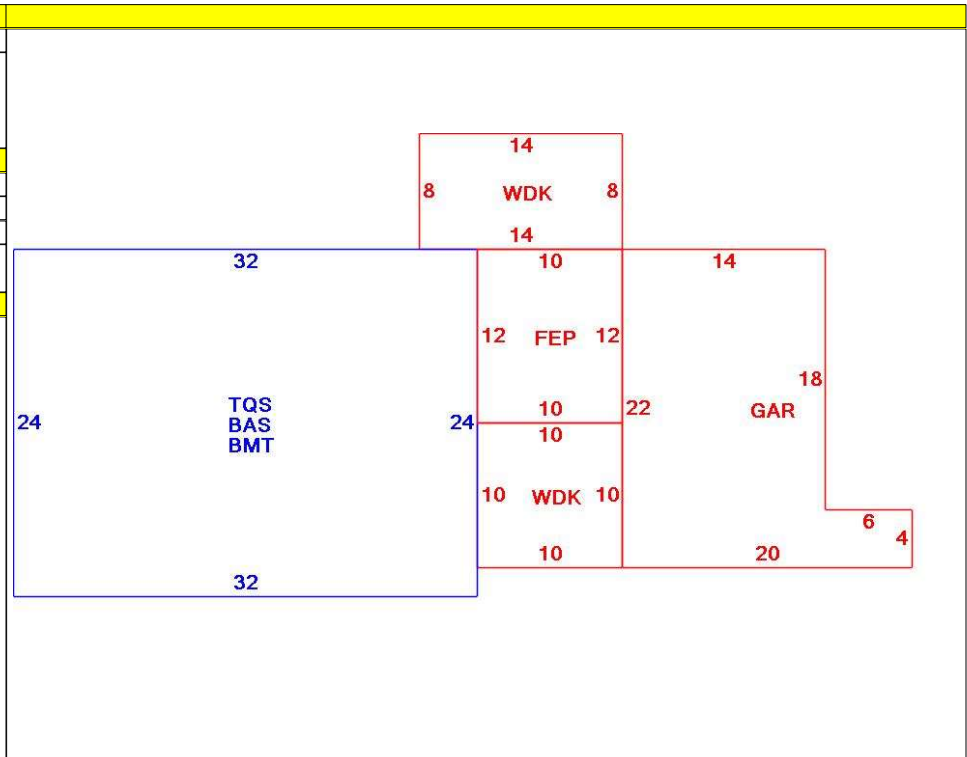
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
71149	09-30-2003	SP	Swimming Pool	15,750	06-07-2004	100	01-01-2004		04-20-2020	WD			FR	Field Review
B29998	10-01-1986	DW	Dwelling	45,000	01-15-1987	100		HY 11/2 S	07-19-2017	KM	02		14	Cyclical Inspection
									01-31-2014	JR	03		16	In Office Review
									06-07-2004	MF	02		02	Bldg Permit Completed
									06-12-2002	PT	01		00	Meas/Listed-Interior Acces
									07-15-1990	ML	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	RC-	4	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	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	14	Carpet			
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	355,001
Year Built	1986
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	298,200
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
SPL2	Pool Vinyl	L	512	55.00	2003		58	00	1.00	16,300
WDC	Wood Decking	L	112	20.00	1999		60		0.00	2,200
FEP	Enclosed porc	B	120	70.00	2001		84		0.00	7,800
GAR	Attached Gara	B	332	40.00	2001		84		0.00	12,000
BMT	Basement-Unfi	B	768	26.01	2001		84		0.00	18,600
PAT1	Patio- Average	L	684	5.89	2003		68		0.00	2,600
WDC	Wood Decking	L	100	20.00	2003		68		0.00	2,300
FNP1	FENCE CHAI	L	42	15.90	2003		58	C	1.00	400
FNP2	FENCE WOO	L	56	23.08	2003		58	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	280.19	215,186
BMT	Basement Area	0	768	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
GAR	Attached Garage	0	332	0	0.00	0
TQS	Three Quarter Story	499	768	499	182.05	139,815
WDC	Wood Deck	0	212	0	0.00	0
Ttl Gross Liv / Lease Area		1,267	2,968	1,267		355,001

