

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
KLAASSENS, HENRY J & AGNES C  239 THORNWOOD RD  STAMFORD CT 06903		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	398,200	398,200
		6	Septic					4		RES LAND	1010	151,900	151,900
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 43 #DL 2 GIS ID F_979781_2707478					Plan Ref. Land Ct# 32849-B #SR Life Estate PP STATU Assoc Pid#					Total		550,100	550,100

801  
FY2025  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
KLAASSENS, HENRY J & AGNES C		C124465	0	09-15-1991		Q	I	125,000		U		Year	Code	Assessed	Year	Code	Assessed
MARCELLO, A ALFRED		C106227	0	05-15-1986		Q	I	144,135		U		2025	1010	398,200	2024	1010	394,200
FRANCO, NICHOLAS D TR		C103601	0	10-15-1985		U	V	100		B			1010	151,900	2023	1010	151,900
FRANCO, NICHOLAS D TR		C99532	0	12-15-1984		U	V	0		N		Total		550,100	Total		546,100
		Total										Total		477,300			

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			
0105				HYAN	Appraised Bldg. Value (Card)	350,600	
					Appraised Xf (B) Value (Bldg)	41,700	
					Appraised Ob (B) Value (Bldg)	5,900	
					Appraised Land Value (Bldg)	151,900	
					Special Land Value	0	
					Total Appraised Parcel Value	550,100	
					Valuation Method	C	
					Total Appraised Parcel Value	550,100	

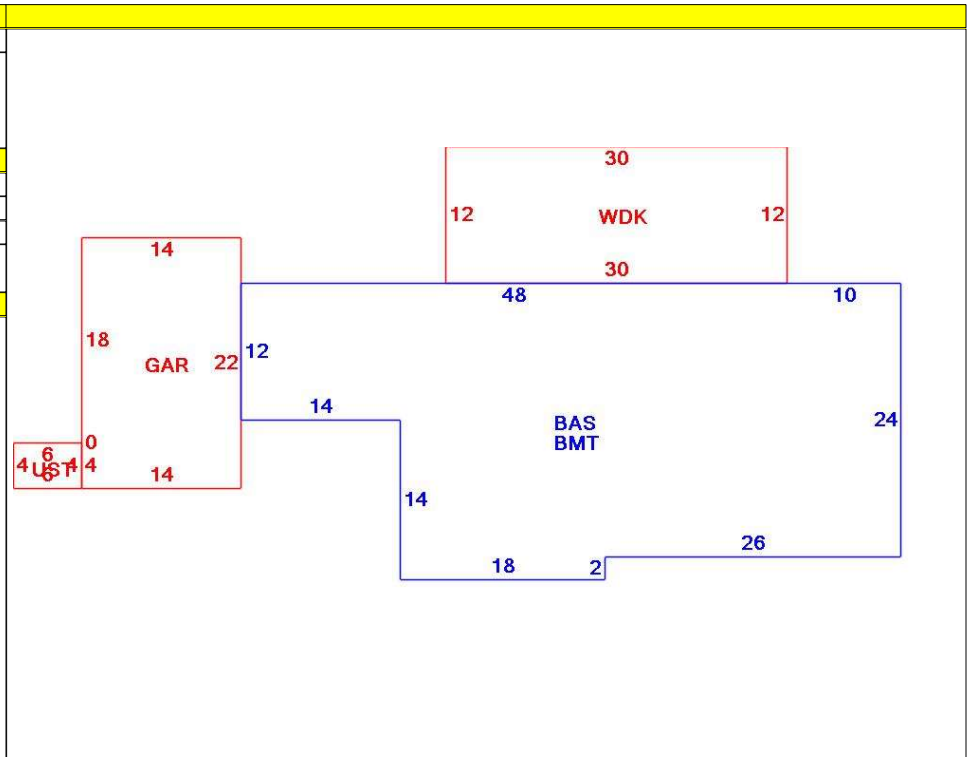
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	08-14-2023	835	Sid/Wind/Roof/	11,569		100		re-roof		04-28-2020	WD			FR	Field Review
EXPR-23-7	05-26-2023	835	Sid/Wind/Roof/	28,425		100		Replacement of kitchen windo		04-06-2017	KM	02		03	Cycl Insp Comp
B28151	07-02-1985	DW	Dwelling	60,000	09-15-1986	100		HY 1 STOR		06-19-2002	PT	01		00	Meas/Listed-Interior Acces
B28151A	07-01-1985	DW	Dwelling	60,000		100		HY 1 STOR		12-15-1989	M				

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900	
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value					151,900

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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	422,370
Year Built	1985
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	350,600
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	2000		83		0.00	4,200
WDC	Deck comp w	L	360	28.00	1999		60		0.00	5,900
GAR	Attached Gara	B	308	40.00	2000		83		0.00	11,300
UST	Utility Storage-	B	24	17.11	2000		83		0.00	400
BMT	Basement-Unfi	B	1,260	26.01	2000		83		0.00	25,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	335.21	422,370
BMT	Basement Area	0	1,260	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
UST	Utility Enclosure	0	24	0	0.00	0
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,260	3,212	1,260		422,370

