

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRUHN, AUGUST W & ELLEN M TRS THE GRUHN FAMILY TRUST 147 BRAGGS LANE BARNSTABLE MA 02630		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	407,600	407,600
			2 Public Water		1	RES LAND	1010	179,200	179,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 6A #DL 2 GIS ID F_985033_2716637				Plan Ref. 260/42 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		586,800	586,800

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GRUHN, AUGUST W & ELLEN M TRS		31206 0203	04-17-2018	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed			
MCCOSBY-DOIRON, SYLVIA		22861 0164	04-28-2008	U	I	0	1F	2025	1010	407,600	2024	1010	404,400			
DOIRON, PETER M & MCCOSBY-DOIRO		18413 0044	04-06-2004	U	I	100	1A		1010	179,200	2023	1010	349,700			
MCCOSBY-DOIRON, SYLVIA		8478 0334	03-12-1993	U	I	104,500	L						177,100			
DIME SAVINGS BANK		8091 0028	06-30-1992	U	I	100,010	L	Total		586,800	Total		583,600	Total		526,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2025	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	348,100
Appraised Xf (B) Value (Bldg)	57,900
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	179,200
Special Land Value	0
Total Appraised Parcel Value	586,800
Valuation Method	C
Total Appraised Parcel Value	586,800

NOTES							

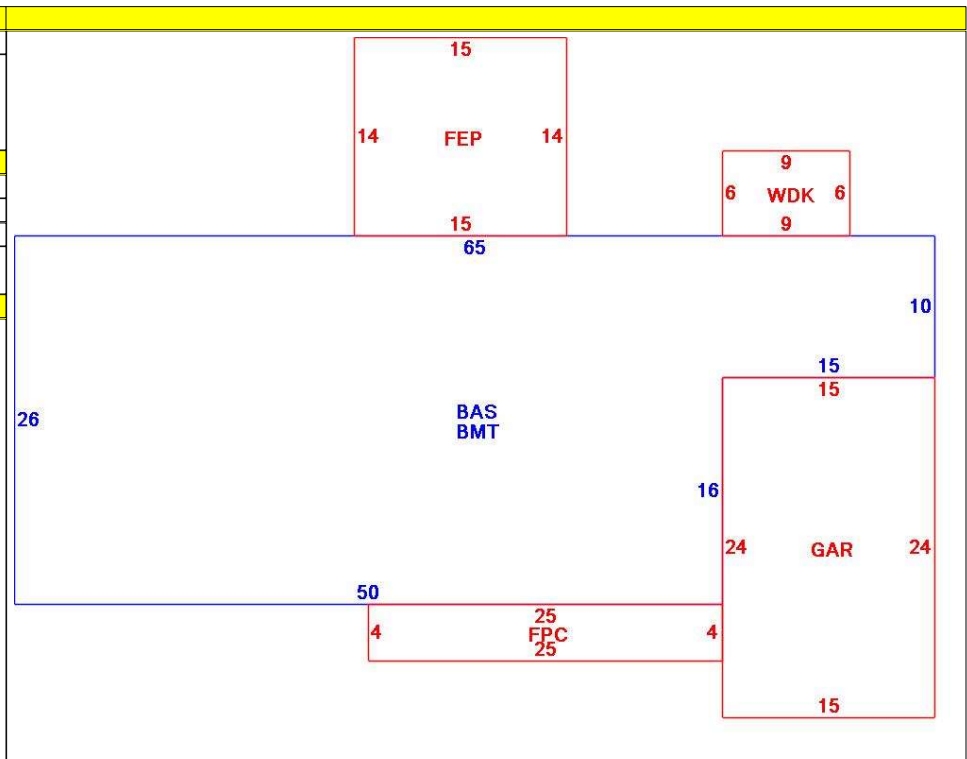
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
17-310	02-03-2017	835	Sid/Wind/Roof/	11,250	06-30-2017	100	06-30-2017	re-roof	12-12-2024	EG	03		16	In Office Review	
90295	02-14-2006	RE	Remodel	5,000	09-20-2007	100	06-30-2008	INTER REMOD,NO STRUCT	07-17-2024	EG	03		16	In Office Review	
									03-31-2021	PK	03		16	In Office Review	
									05-07-2020	DM				FR	Field Review
									01-16-2020	CK	22			22	Change of Address
									08-16-2018	KM	22			22	Change of Address
									08-18-2016	SR	01			03	Cycl Insp Comp

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	RF-2	1	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0106	1.150			1.0000	389,614.4
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			179,200

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	01	None			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	446,313
Year Built	1972
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	348,100
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	1994		78		0.00	3,900
BFA	Bsmt Fin-Avg	B	120	17.36	1994		78		0.00	1,600
WDC	Wood Decking	L	54	20.00	1996		54		0.00	1,600
FOPC	Open Prch-roo	B	100	55.00	1994		78		0.00	3,600
FEP	Enclosed porc	B	210	70.00	1994		78		0.00	10,100
GAR	Attached Gara	B	360	40.00	1994		78		0.00	11,700
BMT	Basement-Unfi	B	1,450	26.01	1994		78		0.00	27,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,450	1,450	1,450	307.80	446,313
BMT	Basement Area	0	1,450	0	0.00	0
FEP	Enclosed Porch	0	210	0	0.00	0
FPC	Open Porch Conc. Floor	0	100	0	0.00	0
GAR	Attached Garage	0	360	0	0.00	0
WDC	Wood Deck	0	54	0	0.00	0
Ttl Gross Liv / Lease Area		1,450	3,624	1,450		446,313

