

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
KCMR REALTY LLC 23 HIGH RIDGE ROAD BOXFORD MA 01921		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1110	485,500	485,500		
			2 Public Water		4	RES LAND	1110	126,700	126,700		
SUPPLEMENTAL DATA						Total				612,200	612,200
Alt Prcl ID		Split Zonin		Plan Ref. 10/101							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOT 33 & P/O 34		#SR							
#DL 2				Life Estate							
GIS ID		F_988096_2701864		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KCMR REALTY LLC		34565 345	10-13-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
TRULL, BRADFORD B		34357 283	08-05-2021	U	I	140,000	1A	2025	1110	485,500	2024	1110	457,800			
TRULL, RICHARD B & BRAD TRS		26976 0220	12-21-2012	U	I	1	1F		1110	126,700		1110	126,700			
TRULL, RICHARD B		26919 0019	12-05-2012	Q	I	257,000	00									
CLARK, JEAN F TR		21667 0222	01-03-2007	U	I	0	1									
Total								612,200		Total		584,500		Total		579,400

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			
CI05				HYAN			

NOTES				APPRAISED VALUE SUMMARY			
4-1BR APTS F = LO/SO				Appraised Bldg. Value (Card)	452,200		
				Appraised Xf (B) Value (Bldg)	30,200		
				Appraised Ob (B) Value (Bldg)	3,100		
				Appraised Land Value (Bldg)	126,700		
				Special Land Value	0		
				Total Appraised Parcel Value	612,200		
				Valuation Method	C		
				Total Appraised Parcel Value	612,200		

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
201406726	10-06-2014	IN	Insulation	3,100	06-30-2015	100	06-30-2015	8 LAYER R30 CLASS 1 CELL	05-05-2020	WD			FR	Field Review
									04-06-2020	GM	04		FR	Field Review
									10-31-2017	SR	02		03	Cycl Insp Comp
									07-25-2013	JR	03		20	Sale Review
									01-09-2013	DR	22		22	Change of Address
									05-16-2006	JK	22		22	Change of Address
									06-20-2003	PT	02		01	Meas/Est

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	1110	4-8 Units M-03	RB	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0104	0.900		1.0000	703,824.1	126,700
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			126,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
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	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	4				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	40	4 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 822,097		
			Year Built 1930		
			Effective Year Built 1979		
			Depreciation Code F		
			Remodel Rating		
			Year Remodeled		
			Depreciation % 35		
			Functional Obsol 10		
			External Obsol		
			Trend Factor 1		
			Condition		
			Condition %		
			Percent Good 55		
			RCNLD 452,200		
			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
GAR	Attached Gara	B	608	40.00	1979		55		0.00	11,700
BMT	Basement-Unfi	B	1,400	26.01	1979		55		0.00	18,500
WDC	Deck comp w	L	35	28.00	2017		96		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400	279.62	391,475
BMT	Basement Area	0	1,400	0	0.00	0
FUS	Upper Story	1,400	1,400	1,400	279.62	391,475
GAR	Attached Garage	0	608	0	0.00	0
UAT	Attic, Unfinished	0	1,400	140	27.96	39,147
WDC	Wood Deck	0	35	0	0.00	0
Ttl Gross Liv / Lease Area		2,800	6,243	2,940		822,097

