

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MURPHY, BARBARA A TR MURPHY AVALON TRUST 16 HYCREST DRIVE		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	296,300	296,300
WORCESTER MA 01606			2 Public Water			RES LAND	1010	175,800	175,800
		SUPPLEMENTAL DATA				Total		472,100	472,100
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		#DL 2		#SR					
GIS ID F_961577_2700181		Assoc Pid#		Life Estate					
				PP STATU					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MURPHY, BARBARA A TR		C220571	0	09-19-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MURPHY, BARBARA A		D137899	0	10-04-2018	U	I	0	1F	2023	1010	259,900	2022	1010	226,200	2021	1010	185,800
MURPHY, JAMES F & BARBARA A		C77885	0	04-23-1979			39,900			1010	173,800		1010	123,600		1010	123,600
									Total		433,700	Total		349,800	Total		312,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				OSTVIL			
NOTES				Appraised Bldg. Value (Card) 248,200 Appraised Xf (B) Value (Bldg) 45,400 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 175,800 Special Land Value 0 Total Appraised Parcel Value 472,100 Valuation Method C			
				Total Appraised Parcel Value 472,100			

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-22-1 85838	07-22-2022 08-02-2005	835 AD	Sid/Wind/Roof/ Addition	3,207 13,824	10-02-2006	100 100	06-30-2007	insulation and air sealing 144SF SUNRM	05-27-2020 01-11-2017 06-26-2007 03-09-2007 10-02-2006 04-17-1999	LS KM PT JG MF DD	02 02 03 02 01		FR 03 14 52 02 00	Field Review Cycl Insp Comp Cyclical Inspection New Construction Bldg Permit Completed 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	3	0.370 AC	176,344.00	2.34343	1.0000	5	1.00	0106	1.150			1.0000	475,247.0
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			175,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	306,398
Year Built	1979
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	248,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
WDC	Deck comp w	L	72	28.00	1998		58		0.00	2,700
FEP	Enclosed porc	B	144	70.00	1997		81		0.00	8,300
GAR	Attached Gara	B	294	40.00	1997		81		0.00	10,700
BMT	Basement-Unfi	B	1,056	26.01	1997		81		0.00	22,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	290.15	306,398
BMT	Basement Area	0	1,056	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
GAR	Attached Garage	0	294	0	0.00	0
WDC	Wood Deck	0	72	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,622	1,056		306,398

