

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAHILL, JAMES JOSEPH & MARY C							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
117 STAYNER DRIVE							RESIDENTL	1010	828,000	828,000	
HINGHAM MA 02043							RES LAND	1010	191,300	191,300	
SUPPLEMENTAL DATA											
Alt Prcl ID					Plan Ref. 644/82						
Split Zonin					Land Ct#						
BID Parcel					#SR						
ResExpt Q					Life Estate						
#DL 1 LOT 2B					PP STATU A:Active						
#DL 2					Assoc Pid#						
GIS ID F_964531_2696612							Total 1,019,300 1,019,300				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAHILL, JAMES JOSEPH & MARY C			32160 0330	07-17-2019	Q	I	749,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COOMBS, STEVEN E			28240 0057	07-01-2014	U	V	1	1V	2023	1010	742,300	2022	1010	573,100	2021	1010	483,400
COOMBS, CANDACE			25616 0332	08-12-2011	U	I	0	1		1010	175,300		1010	133,800		1010	133,800
COOMBS, DONALD H & CANDACE W			5206 0214	07-15-1986	U	I	1	1A								1010	6,800
Total									917,600		Total		706,900		Total		624,000

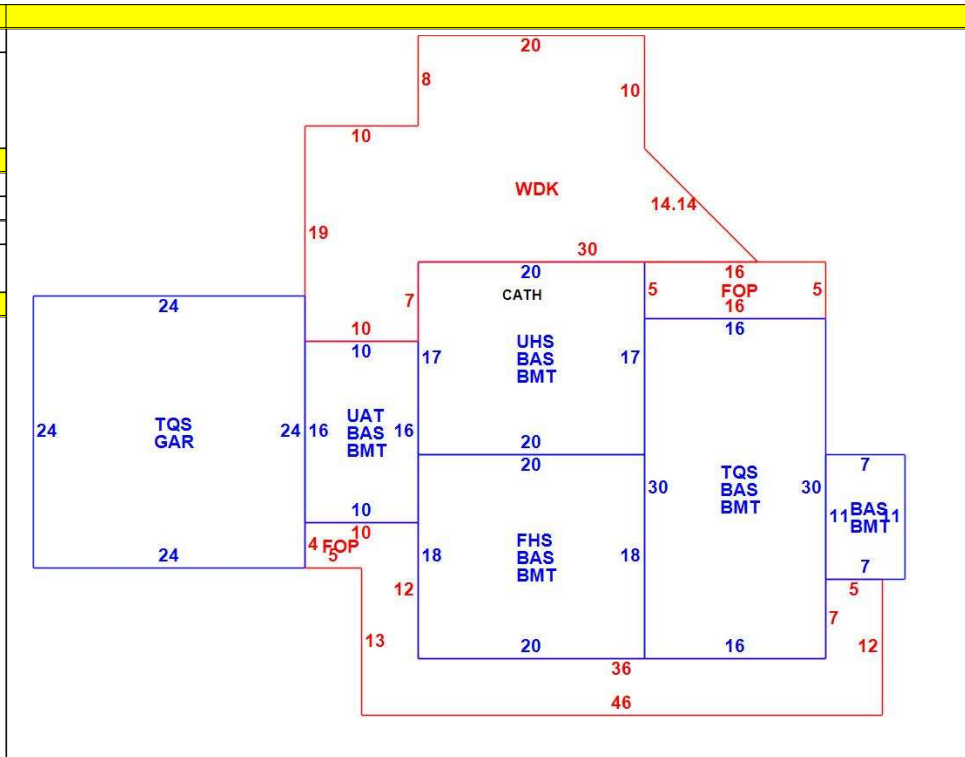
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0105				OSTVIL					
NOTES				Appraised Bldg. Value (Card) 736,900					
				Appraised Xf (B) Value (Bldg) 79,000					
				Appraised Ob (B) Value (Bldg) 12,100					
				Appraised Land Value (Bldg) 191,300					
				Special Land Value 0					
				Total Appraised Parcel Value 1,019,300					
				Valuation Method C					
				Total Appraised Parcel Value 1,019,300					

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
BLDR-21-12	12-22-2021	804	Addn Alt-Res	100,000	06-30-2022	100	06-30-2022	Frame new dormer above gara	05-11-2022	CK	02		02	Bldg Permit Completed
20-1933	08-04-2020	809	Deck	14,000	12-02-2020	100	06-30-2021	Adding 8 feet to existing deck	12-02-2020	SR	01		02	Bldg Permit Completed
16-1719	07-18-2016	824	New Cons1-2fa	300,000	04-24-2017	100	06-30-2017	NEW CONSTRUCTION 4 BE	06-01-2020	LS			FR	Field Review
									02-25-2020	SAF			20	Sale Review
									01-17-2020	CK	03		16	In Office Review
									05-12-2017	SR	01		02	Bldg Permit Completed
									02-14-2013	DR	03		16	In Office Review

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300	
1	1010	Single Fam M-0	RC	3	1.010 AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	14,400	
1	1010	Single Fam M-0	RC	3	0.240 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	600	
Total Card Land Units					2.25 AC	Parcel Total Land Area					2.25	Total Land Value					191,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		767,609
			Year Built		2016
			Effective Year Built		2014
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		4
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		96
			RCNLD		736,900
			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
WDC	Wood Decking	L	640	20.00	2016		94		0.00	11,100
BMT	Basement-Unfi	B	1,417	26.01	2018		96		0.00	32,700
FOP	Open Porch-ro	B	425	55.00	2018		96		0.00	15,800
GAR	Attached Gara	B	374	40.00	2018		96		0.00	14,800
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400
BFA	Bsmt Fin-Avg	B	800	17.36	2018		96		0.00	13,300
SHED	Shed	L	56	18.00	2020		100		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,417	1,417	1,417	319.70	453,021
BMT	Basement Area	0	1,417	0	0.00	0
FHS	Half Story	180	360	180	159.85	57,547
FOP	Open Porch	0	425	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	686	1,056	686	207.69	219,317
UAT	Attic, Unfinished	0	160	16	31.97	5,115
UHS	Half Story, Unfinished	0	340	102	95.91	32,610
WDK	Wood Deck	0	640	0	0.00	0
Ttl Gross Liv / Lease Area		2,283	6,391	2,401		767,610

