

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VAUGHN, GEORGE R & VANESSA R 56 SAINT CLAIRE ST BRAINTREE MA 02184-8240		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed			
			4 Gas			RESIDNTL	1010	293,400	293,400			
			2 Public Water			RES LAND	1010	154,500	154,500			
SUPPLEMENTAL DATA						<table border="1"> <tr> <td>Total</td> <td>447,900</td> <td>447,900</td> </tr> </table>				Total	447,900	447,900
Total	447,900	447,900										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 630 #DL 2 GIS ID F_966525_2705085			Plan Ref. 386/90-94 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VAUGHN, GEORGE R & VANESSA R	5446	0326	12-15-1986	Q	I	133,000	U	Year	Code	Assessed	Year	Code	Assessed		
BABBITT, STEVEN M & SHARON	4596	0085	06-15-1985	Q	I	82,300	U	2023	1010	262,000	2022	1010	222,400		
LEBEL, D & SOLLINGS, J TRS	4486	0266	04-15-1985	U	V	1	F		1010	140,500		1010	104,100		
LEBEL, D & SOLLINGS, J TRS	4237	0151	09-15-1984	U	V	0						1010	18,500		
SMALL, ALAN E & DOROTHYA TRS	2806	0068	10-23-1978	U		0									
Total										402,500			326,500		298,300

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			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	248,200
Appraised Xf (B) Value (Bldg)	26,700
Appraised Ob (B) Value (Bldg)	18,500
Appraised Land Value (Bldg)	154,500
Special Land Value	0
Total Appraised Parcel Value	447,900
Valuation Method	C
Total Appraised Parcel Value	447,900

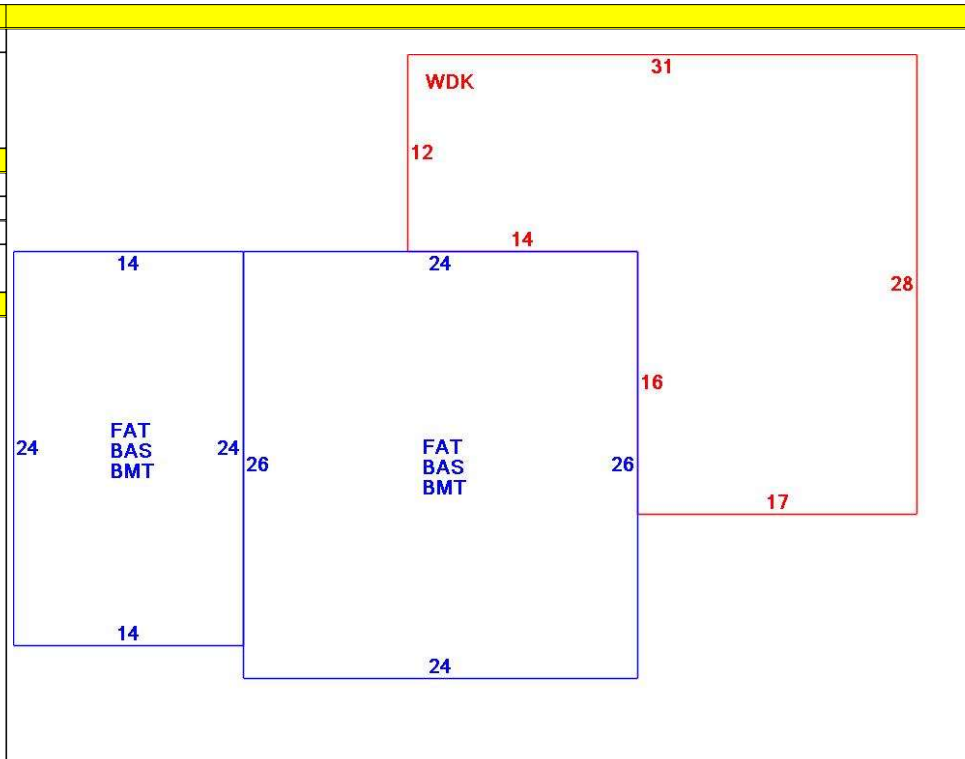
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B29241	04-01-1986	AD	Addition	5,000	01-15-1987	100		CE GARAGE	04-23-2020	LS			FR	Field Review
B17404	01-01-1984	DW	Dwelling	0	04-15-1986	100		CE 15 ST	12-21-2016	KM	02		03	Cycl Insp Comp
									01-28-2014	JR	03		16	In Office Review
									08-27-2008	PT	02		14	Cyclical Inspection
									02-15-2000	DD			10	Desk Aerial Review
									01-26-2000	DD	02		01	Meas/Est
									11-15-1992	ML	01		00	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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0105	1.000		1.0000	367,959.3	154,500
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			154,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
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	295,419
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
FGR2	Garage- Avg-	L	340	50.00	1986		67	00	1.00	11,400
WDC	Wood Decking	L	644	20.00	1999		60		0.00	7,100
BMT	Basement-Unfi	B	960	26.01	2000		84		0.00	21,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	267.59	256,886
BMT	Basement Area	0	960	0	0.00	0
FAT	Attic, Finished	144	960	144	40.14	38,533
WDK	Wood Deck	0	644	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	3,524	1,104		295,419

