

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCNEIL, KEVIN L TR KEVIN L MCNEIL FAMILY TRUST 58 CEDRIC ROAD CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	373,300	373,300		
			2 Public Water			RES LAND	1010	151,900	151,900		
SUPPLEMENTAL DATA						Total				525,200	525,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 GIS ID F_964421_2707742				Plan Ref. 257/94 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
MCNEIL, KEVIN L TR	34153	189	05-26-2021	U	I	10	1F									
MCNEIL, KEVIN L	22291	0216	08-27-2007	U	I	1	1A	2023	1010	324,700	2022	1010	279,700	2021	1010	229,200
MCNEIL, JOSEPH F & VIRGINIA M	17881	0324	11-03-2003	Q	I	285,000	00		1010	138,100		1010	102,300		1010	102,300
MENNINGER, MARGARETE TR	7574	0001	06-15-1991	U	I	1	1A									
MENNINGER, GEORGE & MARGARETE	4137	0241	06-15-1984	Q	I	81,000	U									
Total								462,800	Total		382,000	Total		331,500		

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				CENVIL	Appraised Bldg. Value (Card)	330,900	
					Appraised Xf (B) Value (Bldg)	42,400	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	151,900	
					Special Land Value	0	
					Total Appraised Parcel Value	525,200	
					Valuation Method	C	
					Total Appraised Parcel Value	525,200	

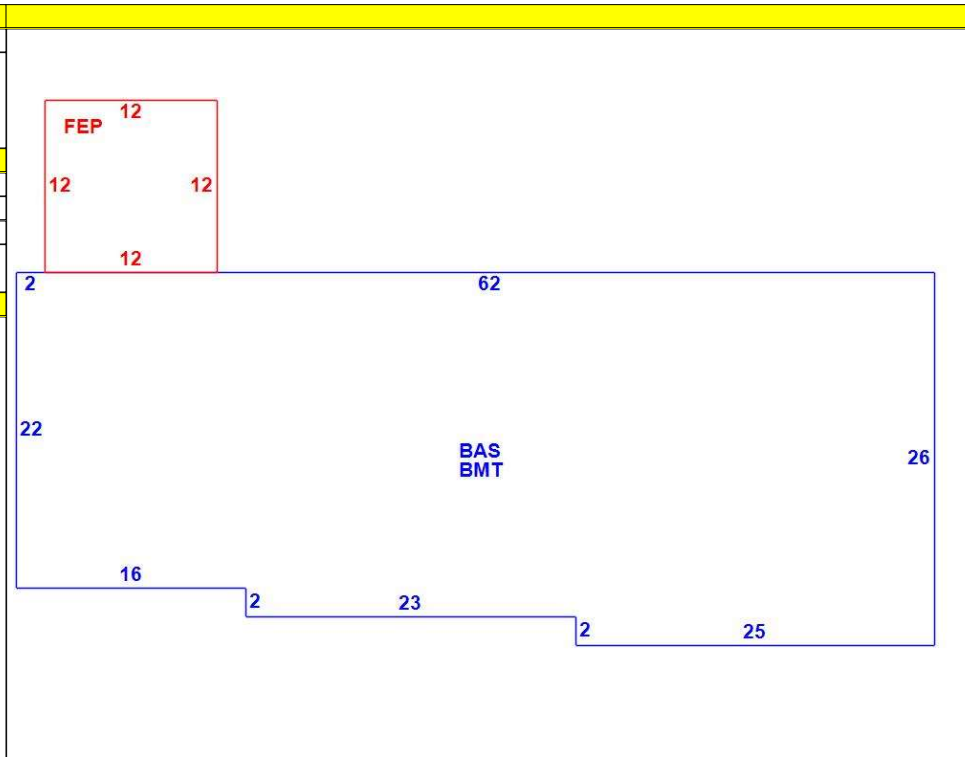
NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-4	04-01-2021	835	Sid/Wind/Roof/	65,282		100		Installation of 13 replacement	01-11-2018	KM	02		03	Cycl Insp Comp
B27960	06-01-1985	AD	Addition	8,000	01-15-1986	100		CE ADD'N	09-09-2008	PT	02		14	Cyclical Inspection
B15932	02-01-1973	DW	Dwelling	0	01-15-1974	100		CE 1STORY	10-16-2007	NF	03		16	In Office Review
									03-09-2004	PT	02		01	Meas/Est
									01-03-2000	MF	01		00	Meas/Listed-Interior Acces
									04-15-1986	FR				

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900	

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	25	Vinyl Siding			
Exterior Wall 2					
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	418,803
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	330,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		79		0.00	4,000
FPO	Ext FP Openin	B	1	2000.00	1994		79		0.00	1,600
FEP	Enclosed porc	B	144	70.00	1994		79		0.00	8,100
BMT	Basement-Unfi	B	1,554	26.01	1994		79		0.00	28,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,554	1,554	1,554	269.50	418,803
BMT	Basement Area	0	1,554	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,554	3,252	1,554		418,803

