Property Location 26 MORGAN WAY | Map ID 175/ 031/ / / | Bldg Name | State Use 1010
Vision ID 12251 | Account # 388949 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/1/2024 11:26:05 AM

CURRENT OWNER

CAHOON, DAVID R & DEBORAH J

26 MORGAN WAY

WEST BARNSTA MA 02668

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
3	Below Street	6	Septic	1	Paved		
		4	Gas				
		2	Public Water				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	439/14-20
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 165	PP STATU	
#DL 2			
GIS ID	F_964806_2712863	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	519,700	519,700
RES LAND	1010	176,600	176,600
Total		696,300	696,300

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
ECKENSBERGER, MARCUS P	35733	196	04-14-2023	Q	I	790,000	00
CAHOON, DAVID R & DEBORAH J	20956	0173	04-28-2006	Q	I	435,000	00
VERSACE, ENRICO J& MARY ANN	9685	0002	05-15-1995	Q	I	196,000	U
DACEY, BRIAN T TR	8315	0152	11-15-1992	U	V	929,575	N
NWE, INC	7344	0183	11-15-1990	U	V	1,100,000	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	462,800	2022	1010	395,300	2021	1010	340,300
	1010	174,500		1010	124,100		1010	124,100
							1010	2,700
	Total	637,300		Total	519,400		Total	467,100

EXEMPTIONS

Year	Code	Description	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0106				WBARNS

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	450,400
Appraised Xf (B) Value (Bldg)	66,600
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	176,600
Special Land Value	0
Total Appraised Parcel Value	696,300
Valuation Method	C
Total Appraised Parcel Value	696,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201300350	01-29-2013	RW	Repair Work	140,000	04-26-2013	100	06-30-2013	REPAIR FIRE DAMG-RESTO
201205623	09-12-2012	RW	Repair Work	3,500	04-26-2013	100	06-30-2013	REMOV DAMG SHTRCK IN B
60839	05-06-2002	AD	Addition	19,000	11-01-2002	100	01-01-2003	3 SEASON SUNRM 14X14
B36978	08-01-1994	DW	Dwelling	115,000	01-15-1995	100	06-30-1995	WB 11/2 S

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-18-2020	DM			FR	Field Review
04-25-2014	JR	03		16	In Office Review
01-30-2014	MW	02		02	Bldg Permit Completed
07-11-2013	NF	03		13	CALL BACK
06-14-2013	MW	02		13	CALL BACK
05-14-2013	RB	03		13	CALL BACK
08-16-2012	NF	03		13	CALL BACK

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	RF	5	0.390	AC	176,344.00	2.23277	1.0000	5	1.00	0106	1.150		1.0000	452,798.4	176,600

Total Card Land Units 0.39 AC | Parcel Total Land Area 0.39 | Total Land Value 176,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C+	Average Plus
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	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

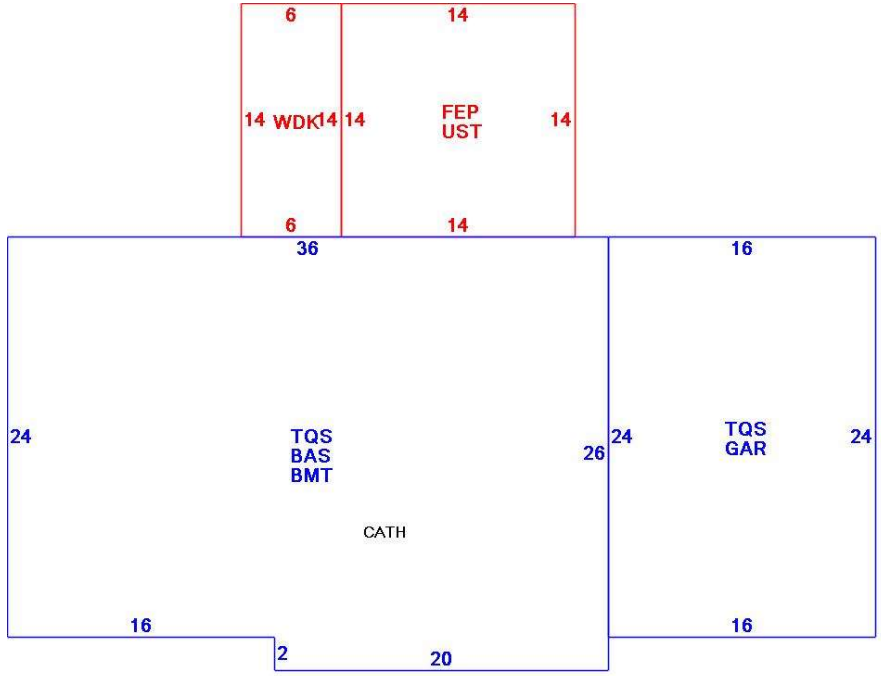
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	494,996
Year Built	1994
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	450,400
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	2010		91		0.00	5,500
BFA	Bsmt Fin-Avg	B	696	17.36	2010		91		0.00	11,000
WDC	Wood Decking	L	84	20.00	2002		66		0.00	2,300
FEP	Enclosed porc	B	196	70.00	2010		91		0.00	11,300
GAR	Attached Gara	B	384	40.00	2010		91		0.00	14,200
BMT	Basement-Unfi	B	904	26.01	2010		91		0.00	22,500
UST	Utility Storage-	B	196	17.11	2010		91		0.00	2,100
PAT1	Patio- Average	L	64	5.89	2003		84		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	904	904	904	284.32	257,023
BMT	Basement Area	0	904	0	0.00	0
FEP	Enclosed Porch	0	196	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
TQS	Three Quarter Story	837	1,288	837	184.76	237,973
UST	Utility Enclosure	0	196	0	0.00	0
WDK	Wood Deck	0	84	0	0.00	0
	Ttl Gross Liv / Lease Area	1,741	3,956	1,741		494,996