

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GARRAHAN, RAYMOND JR 72 EDWARD DRIVE WINCHESTER MA 01890		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	426,200	426,200
			6 Septic			RES LAND	1010	158,800	158,800
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 404/38					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 4		#DL 2		Life Estate					
GIS ID F_968086_2701582		Assoc Pid#		PP STATU					
						Total			
						585,000			
						585,000			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GARRAHAN, RAYMOND JR		6137 0022	02-15-1988	Q	I	141,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMALL, ALAN CONFIRM		5181 0225	07-10-1986	U		0		2023	1010	385,800	2022	1010	338,300	2021	1010	229,900
LEBEL, DOUGLAS W ETAL TRS		4872 0001	01-15-1986	U	V	400,000	N		1010	144,400		1010	106,900		1010	106,900
SMALL, ALAN E & DOROTHYA		1303 0270	06-15-1965	U		0		Total		530,200	Total		445,200	Total		406,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	319,200
Appraised Xf (B) Value (Bldg)	35,500
Appraised Ob (B) Value (Bldg)	71,500
Appraised Land Value (Bldg)	158,800
Special Land Value	0
Total Appraised Parcel Value	585,000
Valuation Method	C
Total Appraised Parcel Value	585,000

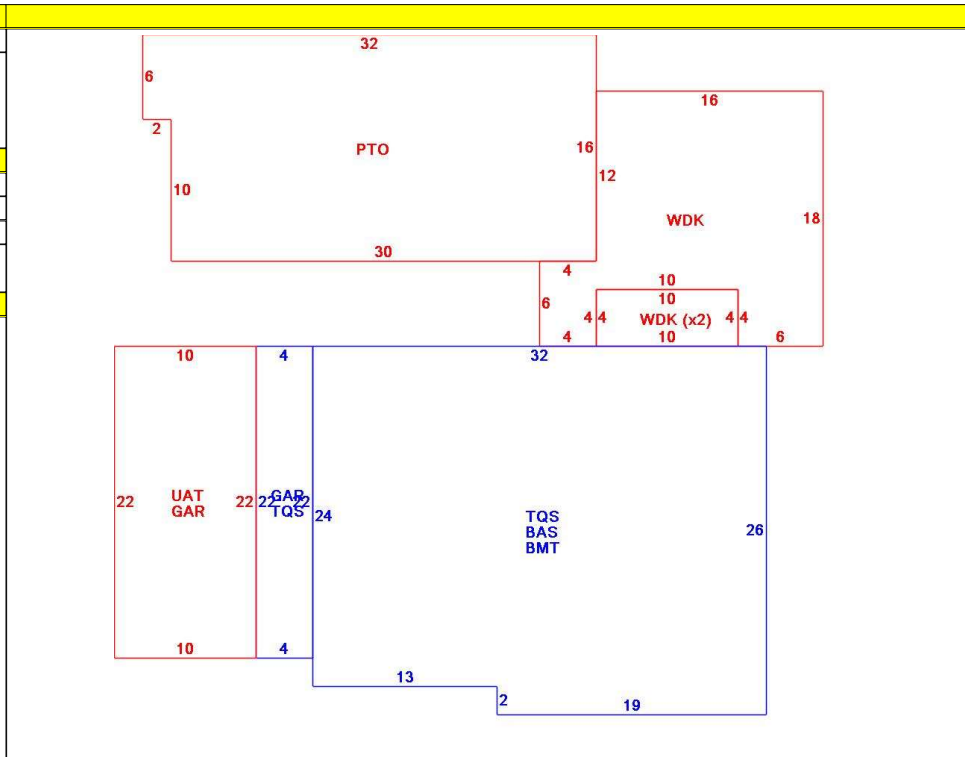
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-791	04-26-2016	830	Pool - Inground	30,000	10-07-2016	100	06-30-2017	inground steel vinyl pool/ fence	06-23-2020	LS			FR	Field Review
77854	07-13-2004	NR	New Roof	900	09-02-2004	100	01-01-2005		03-30-2017	JR	03		02	Bldg Permit Completed
39947	07-23-1999	RW	Repair Work	2,600	01-01-2000	100	01-01-2000		08-02-2016	TR	22		22	Change of Address
B29053	03-01-1986	DW	Dwelling	50,000	01-15-1987	100	12-31-1987	CE 11/2 S	06-13-2016	SR	02		13	CALL BACK
									02-11-2014	JR	03		16	In Office Review
									12-22-2008	PT	02		14	Cyclical Inspection
									09-02-2004	MF	04		44	Drive by inspection only

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	0.520 AC	176,344.00	1.73169	1.0000	5	1.00	0105	1.000	ABUTS ROUTE 28		1.0000	305,374.9	
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value				158,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	380,050
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	319,200
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	2001		84		0.00	5,000
WDC	Deck comp w	L	352	28.00	1999		60		0.00	5,800
GAR	Attached Gara	B	308	40.00	2001		84		0.00	11,400
BMT	Basement-Unfi	B	806	26.01	2001		84		0.00	19,100
PAT2	Patio-Good	L	492	9.94	2008		89		0.00	4,200
SHD2	Shed w/Elec	L	120	26.00	1999		60		0.00	1,900
SPL2	Pool Vinyl	L	648	55.00	2016		50	00	1.00	17,100
SPH2	Pool Heater 50	L	1	3081.00	2016		94		0.00	2,900
JCZ1	Jacuzzi Outsid	L	1	9822.00	2016		94		0.00	9,200
FPIT	Fire Pit	L	1	3010.00	2016		97	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	806	806	806	269.73	217,402
BMT	Basement Area	0	806	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	492	0	0.00	0
TQS	Three Quarter Story	581	894	581	175.29	156,713
UAT	Attic, Unfinished	0	220	22	26.97	5,934
WDK	Wood Deck	0	352	0	0.00	0
Ttl Gross Liv / Lease Area		1,387	3,878	1,409		380,049



10.7.2016

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