

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGARY, THOMAS J & FLORENCE R  22 MYRNA ROAD  FRAMINGHAM MA 01701		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	365,700	365,700
			6 Septic			RES LAND	1010	152,200	152,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 32 #DL 2 GIS ID F_968129_2704987				Plan Ref. 272/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 517,900 517,900			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGARY, THOMAS J & FLORENCE R WRIGHT, JOHN H & CATHY M		25201 0001	01-21-2011	Q	I	286,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2045 0029	05-28-1974	Q		39,500	U	2023	1010	315,700	2022	1010	276,800	2021	1010	220,000
									1010	138,400		1010	102,500		1010	102,500
								Total		454,100	Total		379,300	Total		328,700

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	Batch
0105				CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	314,300
Appraised Xf (B) Value (Bldg)	45,200
Appraised Ob (B) Value (Bldg)	6,200
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	517,900
Valuation Method	C
Total Appraised Parcel Value	517,900

NOTES							

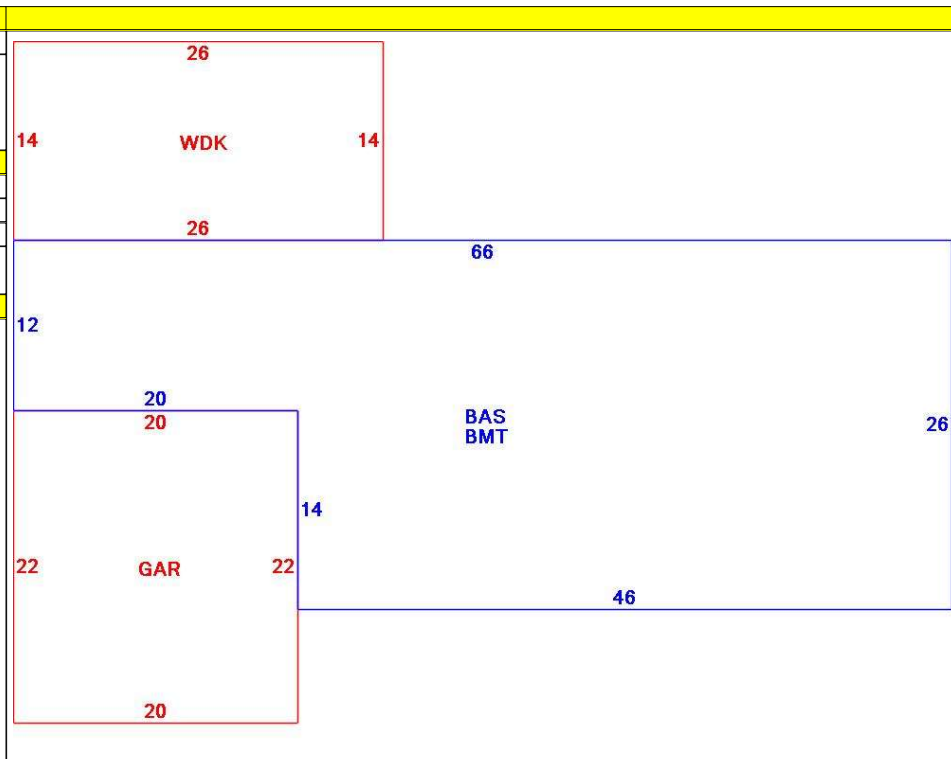
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									04-21-2020	LS			FR	Field Review
									11-03-2016	KM	02		03	Cycl Insp Comp
									07-16-2012	DR	22		22	Change of Address
									05-29-2012	TR	03		16	In Office Review
									05-09-2012	TP	03		16	In Office Review
									05-27-2010	MA	22		22	Change of Address
									01-16-2009	PT	02		14	Cyclical Inspection

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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000			1.0000	434,987.7
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200

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	14	Wood Shingle			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	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	392,847
Year Built	1974
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	314,300
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	1995		80		0.00	4,000
SHD2	Shed w/Elec	L	224	26.00	1990		42		0.00	2,400
WDC	Wood Decking	L	364	20.00	1996		54		0.00	3,800
GAR	Attached Gara	B	440	40.00	1995		80		0.00	13,700
BMT	Basement-Unfi	B	1,436	26.01	1995		80		0.00	27,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	273.57	392,847
BMT	Basement Area	0	1,436	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
WDK	Wood Deck	0	364	0	0.00	0
Ttl Gross Liv / Lease Area		1,436	3,676	1,436		392,847

