

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
OBRIEN MICHAEL J & KATHLEEN B  26 W FOREST TR		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	389,400	389,400
				6	Septic					RES LAND	1010	157,200	157,200
<b>SUPPLEMENTAL DATA</b>													
HOLMES NY 12531		Alt Prcl ID				Plan Ref. 312/14				Total			
		Split Zonin				Land Ct#							
		ResExpt Q NO APP: LOT 63				Life Estate PP STATU							
		GIS ID F_968255_2710482				Assoc Pid#				Total 546,600 546,600			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OBRIEN MICHAEL J & KATHLEEN B MELLOR, ROBERT D & MARJORIE W QUINN, JAMES A & MARGARET A CHAMPION BUILDERS INC RISIO, MARY C		31267	0004	05-15-2018	Q	I	408,400	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15132	0174	05-07-2002	Q	I	299,900	00	2023	1010	341,500	2022	1010	297,300	2021	1010	242,400
		10813	0090	06-20-1997	Q	V	169,445	1		1010	142,900		1010	105,800		1010	105,800
		10338	0098	08-15-1996	Q	V	35,000	00								1010	5,100
	7423	0171	01-15-1991	U	V		1 1A	Total		484,400	Total		403,100	Total		353,300	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

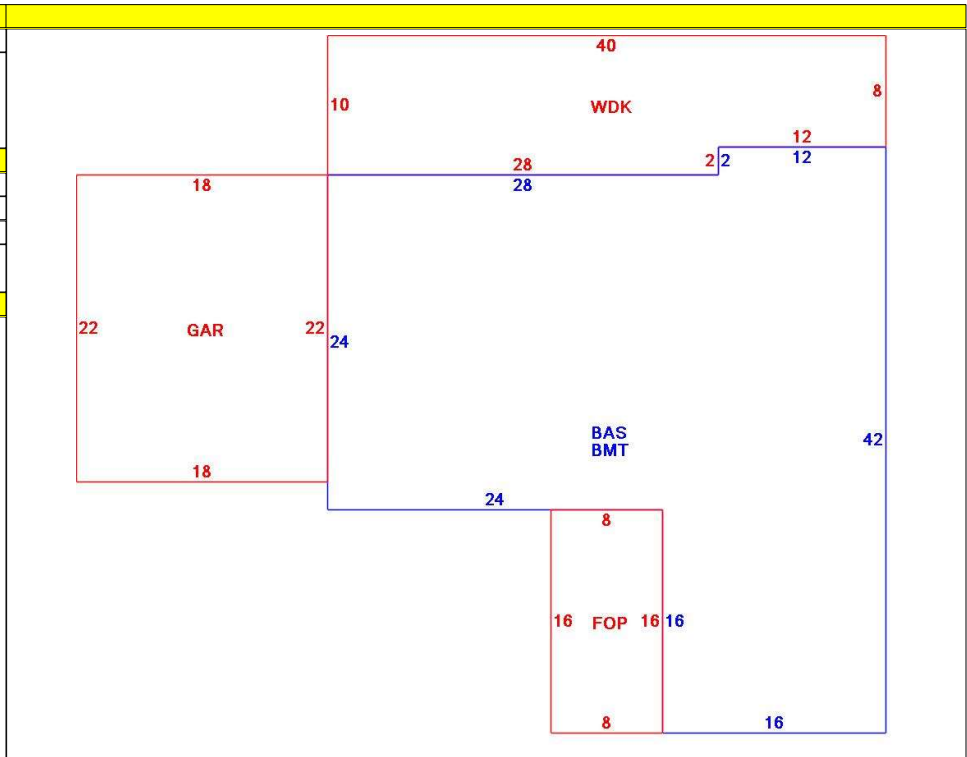
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	325,500
Appraised Xf (B) Value (Bldg)	58,800
Appraised Ob (B) Value (Bldg)	5,100
Appraised Land Value (Bldg)	157,200
Special Land Value	0
Total Appraised Parcel Value	546,600
Valuation Method	C
Total Appraised Parcel Value	546,600

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
18-1795	06-08-2018	834	Sheet Metal	0	06-30-2018	100	06-30-2018	Installation of one central air c	04-17-2020	LS			FR	Field Review
16-923	04-14-2016	835	Sid/Wind/Roof/	22,298	06-30-2016	100	06-30-2016	Replacement Windows (12) U-	02-10-2020	CK	02		03	Cycl Insp Comp
201204626	07-31-2012	NW	New Windows	2,390	06-30-2013	100	06-30-2013	REPLC WINDS .30 U VALUE	11-26-2019	CK	22		22	Change of Address
201204349	07-19-2012	NR	New Roof	15,298	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	07-24-2009	PT	02		14	Cyclical Inspection
84285	05-23-2005	FB	Finish Basemen	8,604	04-26-2006	100	01-01-2005		04-26-2006	MF	02		01	Meas/Est
17064	08-05-1996	DW	Dwelling	95,480	07-08-1998	100	01-01-1998		10-21-2002	PT	01		00	Meas/Listed-Interior Acces
									07-08-1998	LK	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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			157,200	

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		369,830
			Year Built		1997
			Effective Year Built		2004
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		325,500
			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	2006		88		0.00	4,400
BFA	Bsmt Fin-Avg	B	500	17.36	2006		88		0.00	7,600
WDC	Wood Decking	L	376	20.00	2004		70		0.00	5,100
FOP	Open Porch-ro	B	128	55.00	2006		88		0.00	5,800
GAR	Attached Gara	B	396	40.00	2006		88		0.00	14,000
BMT	Basement-Unfi	B	1,240	26.01	2006		88		0.00	27,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	298.25	369,830
BMT	Basement Area	0	1,240	0	0.00	0
FOP	Open Porch	0	128	0	0.00	0
GAR	Attached Garage	0	396	0	0.00	0
WDK	Wood Deck	0	376	0	0.00	0
Ttl Gross Liv / Lease Area		1,240	3,380	1,240		369,830

