

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MCCOURT, VIRGINIA R & RYAN TRS VIRGINIA R MCCOURT AMENDED & 49 BACKRIVER ROAD HINGHAM MA 02043		1 Level	2 Public Water	1 Paved	7 Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 851,600 1,882,600	Assessed 851,600 1,882,600	
			4 Gas		1 Excel View					
		SUPPLEMENTAL DATA								
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	Plan Ref.	Land Ct#	24676-A	#SR	
		#DL 1	UNNUM LOT			Life Estate	PP STATU	A:Active		
		#DL 2				Assoc Pid#				
		GIS ID	F_970561_2694896					Total	2,734,200	2,734,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCCOURT, VIRGINIA R & RYAN TRS		C225152	0	01-22-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
MCCOURT, VIRGINIA R		C153897	0	07-07-1999	U	I	10	1A	2023	1010	734,900	2022	1010	611,300
MCCOURT, RICHARD & VIRGINIA R		C152138	0	02-26-1999	Q	I	742,500	00		1010	1,711,500		1010	963,500
JOHNSTON, NANCY T		C127569	0	08-15-1992	U	I	340,000	L					1010	60,600
BOSTON SAFE DEPOSIT & TRST		C126329	0	04-15-1992	U	I	405,000	L						
									Total	2,446,400	Total	1,574,800	Total	1,498,000

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				
0118				CENVIL	Appraised Bldg. Value (Card)	721,000		
					Appraised Xf (B) Value (Bldg)	70,000		
					Appraised Ob (B) Value (Bldg)	60,600		
					Appraised Land Value (Bldg)	1,882,600		
					Special Land Value	0		
					Total Appraised Parcel Value	2,734,200		
					Valuation Method	C		
					Total Appraised Parcel Value	2,734,200		

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-394	02-15-2017	880	Alt-Int work-Res	50,000	04-13-2018	100	06-30-2018	Remove/replace existing kitch	05-14-2020	WD			FR	Field Review
201206427	10-11-2012	GN	Generator	0	06-30-2014	100	06-30-2014	GEN	07-13-2018	SR	02		02	Bldg Permit Completed
201106926	01-19-2012	OT	Other	30,000	06-30-2014	100	06-30-2014	CONSTRUCT PERSONAL EL	06-09-2017	SR	01		02	Bldg Permit Completed
86985	09-16-2005	NR	New Roof	25,948	06-30-2006	100	06-30-2006		01-20-2017	AL	22		22	Change of Address
42844	12-06-1999	RA	Remodel-Additi	80,000	04-02-2001	100	01-01-2001		08-20-2015	JR	03		20	Sale Review
12225	12-01-1995	AD	Addition	125,000	01-15-1996	100	01-01-1997	CE FOUND	07-20-2015	TP	03		16	In Office Review
B35333	08-01-1992	NR	New Roof	6,500	01-15-1993	100	06-30-1993	CE REROOF	02-04-2014	MW	02		02	Bldg Permit Completed

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	CBD	3	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0118	12.500		1.0000	6,275,483	1,882,600
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			1,882,600	

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			4 Gas		1 Excel View				
			6 Septic						
SUPPLEMENTAL DATA									
HINGHAM MA 02043		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_970561_2694896			Plan Ref. Land Ct# 24676-A #SR Life Estate PP STATU A:Active Assoc Pid#		Total 2,734,200 2,734,200		

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	734,900	2022	1010	611,300	2021	1010	499,200
									1010	1,711,500		1010	963,500		1010	938,200
															1010	60,600
								Total		2,446,400	Total		1,574,800	Total		1,498,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
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Valuation Method	C
Total Appraised Parcel Value	2,734,200

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	14	14 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				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	
FPIT	Fire Pit	L	1	3010.00	2014		95	C	1.00	2,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											