

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MCCANN, JOHN & HEATHER 114 BEECHWOOD STREET COHASSET MA 02025		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	659,400	659,400	
			6 Septic			RES LAND	1010	327,700	327,700	
SUPPLEMENTAL DATA						Total		987,100	987,100	
Alt Prcl ID Split Zonin RC-2;RC BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_972712_2699290				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCANN, JOHN & HEATHER	29702	0195	06-06-2016	Q	I	566,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LUTHER, ALLEN R JR & SUGDEN, STEP	22375	0017	10-01-2007	U	I	1	1A	2023	1010	549,400	2022	1010	453,100	2021	1010	420,800
LUTHER, DIANE & ALLEN	21216	0186	07-26-2006	U	I	1	1A		1010	304,700		1010	210,700		1010	230,700
LUTHER, DIANE	21013	0306	05-18-2006	U	I	235,000	2								1010	4,800
KURRA, MARY E ESTATE OF	21013	0204	05-18-2006	U	I	0	1A	Total		854,100	Total		663,800	Total		656,300

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										
0108				CENVIL										
NOTES														
				Appraised Bldg. Value (Card) 619,800										
				Appraised Xf (B) Value (Bldg) 34,800										
				Appraised Ob (B) Value (Bldg) 4,800										
				Appraised Land Value (Bldg) 327,700										
				Special Land Value 0										
				Total Appraised Parcel Value 987,100										
				Valuation Method C										
				Total Appraised Parcel Value 987,100										

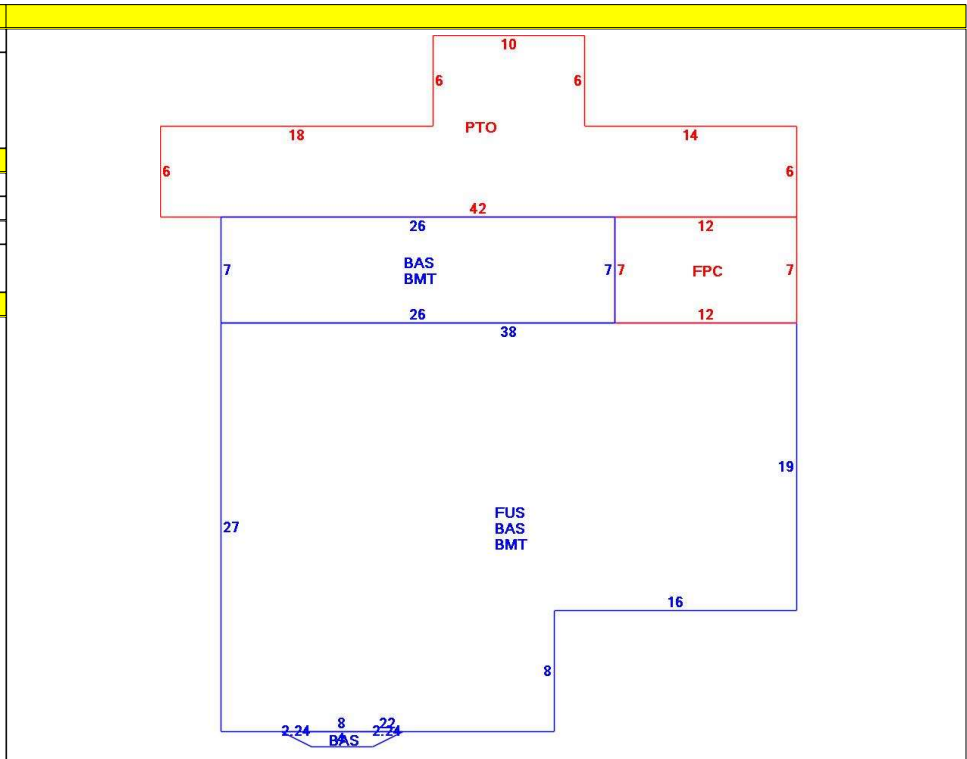
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
17-1574	05-22-2017	822	Insulation	4,900		100		Add R-30 cellulose to the attic.	06-05-2020	LS			FR	Field Review	
20061629	07-17-2006	AD	Addition	70,000	06-24-2008	100	06-30-2008		02-05-2020	CK	02		03	Cycl Insp Comp	
									02-01-2017	JR	03		20	Sale Review	
									09-15-2009	PT	04		44	Drive by inspection only	
									06-24-2008	PT	02		14	Cyclical Inspection	
									10-18-2001	PT	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	SPLI	3	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0109	2.200		1.0000	1,310,976	327,700
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			327,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	22	2 Full-2 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	696,376
Year Built	1890
Effective Year Built	2005
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	619,800
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
SHED	Shed	L	200	18.00	1986		34		0.00	1,200
FPL3	Fireplace 2 sto	B	1	7000.00	2005		89		0.00	6,200
FOPC	Open Prch-roo	B	84	55.00	2005		89		0.00	3,700
BMT	Basement-Unfi	B	1,080	26.01	2005		89		0.00	24,900
PAT2	Patio-Good	L	312	9.94	2007		88		0.00	2,700
SHED	Shed	L	96	18.00	1995		52		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,086	1,086	1,086	350.43	380,564
BMT	Basement Area	0	1,080	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
FUS	Upper Story	898	898	898	350.43	314,684
PTO	Patio	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		1,984	3,460	1,984		695,248

