

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGILLICUDDY, PATRICK J & KATELI							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
10 LENOXDALE AVENUE							RESIDNTL	1010	296,700	296,700	
BOSTON MA 02124							RES LAND	1010	246,000	246,000	<b>VISION</b>
SUPPLEMENTAL DATA							Total				
Alt Prcl ID			Split Zonin RC-2;RC		Plan Ref. 175/9						
#DL 1 LOT B			#DL 2		Land Ct#						
GIS ID F_971791_2700015			Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGILLICUDDY, PATRICK J & KATELIN	32384	0110	10-16-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCGILLICUDDY, PATRICK J & KATELIN	30439	0185	04-24-2017	Q	I	340,750	00	2023	1010	250,800	2022	1010	214,700	2021	1010	166,000
FORBERT, DAVID J & AMELIA D	27881	0347	12-13-2013	Q	I	272,000	00		1010	223,600		1010	153,800		1010	156,200
HALLETT, ROBERT N & KATHLEEN A	19743	0015	04-21-2005	U	I	100	1A								1010	4,400
HALLETT, ROBERT N & KATHLEEN A	19370	0212	12-21-2004	U	I	100	1A	Total		474,400	Total		368,500	Total		326,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	288,300
Appraised Xf (B) Value (Bldg)	4,000
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	246,000
Special Land Value	0
Total Appraised Parcel Value	542,700
Valuation Method	C
Total Appraised Parcel Value	542,700

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
73565	12-12-2003	RW	Repair Work		06-08-2004	100	01-01-2004		06-05-2020	LS			FR	Field Review
									04-02-2018	TR	03		16	In Office Review
									06-08-2017	KM	02		03	Cycl Insp Comp
									06-08-2004	MF	02		02	Bldg Permit Completed
									02-19-2004	PT	02		01	Meas/Est
									10-26-1998	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	SPLI	3	0.960 AC	176,344.00	1.03779	1.0000	5	1.00	0107	1.400		1.0000	256,210.2	246,000	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					246,000

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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
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	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		364,926
Year Built		1962
Effective Year Built		1992
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		79
RCNLD		288,300
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	1994		79		0.00	4,000
WDC	Wood Decking	L	192	20.00	1998		58		0.00	2,700
SHED	Shed	L	96	18.00	2017		96		0.00	1,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	299.12	364,926
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,220	1,412	1,220		364,926

