

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARBERRY,JOHN G & WATKINS,MA JOHN G CARBERRY&MARGARET M 531 SOUTH STREET		1 Level	5 Well	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			6 Septic		1 Excel View	RESIDNTL	1010	577,300	577,300
NEEDHAM MA 02492		SUPPLEMENTAL DATA				RES LAND	1010	963,600	963,600
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_973661_2709012	Plan Ref. 330/27 Land Ct# #SR Life Estate PP STATU Assoc Pid#	Total		1,540,900	1,540,900		

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARBERRY,JOHN G & WATKINS,MARGA		32438 0056	11-04-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
CARBERRY, JOHN G & WATKINS, MARG		32438 0048	11-04-2019	U	I	100	1F	2023	1010	451,600	2022	1010	417,300
CARBERRY, JOHN G		7007 0343	12-15-1989	U	I	1	A		1010	796,400		1010	519,100
CARBERRY, JOHN G & WENDY H		3664 0079	01-15-1983	Q	I	177,500	U	Total		1,248,000	Total		936,400
								Total		835,600	Total		835,600

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 514,200
 Appraised Xf (B) Value (Bldg) 52,500
 Appraised Ob (B) Value (Bldg) 10,600
 Appraised Land Value (Bldg) 963,600
 Special Land Value 0
 Total Appraised Parcel Value 1,540,900
 Valuation Method C

Total Appraised Parcel Value 1,540,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			CENVIL

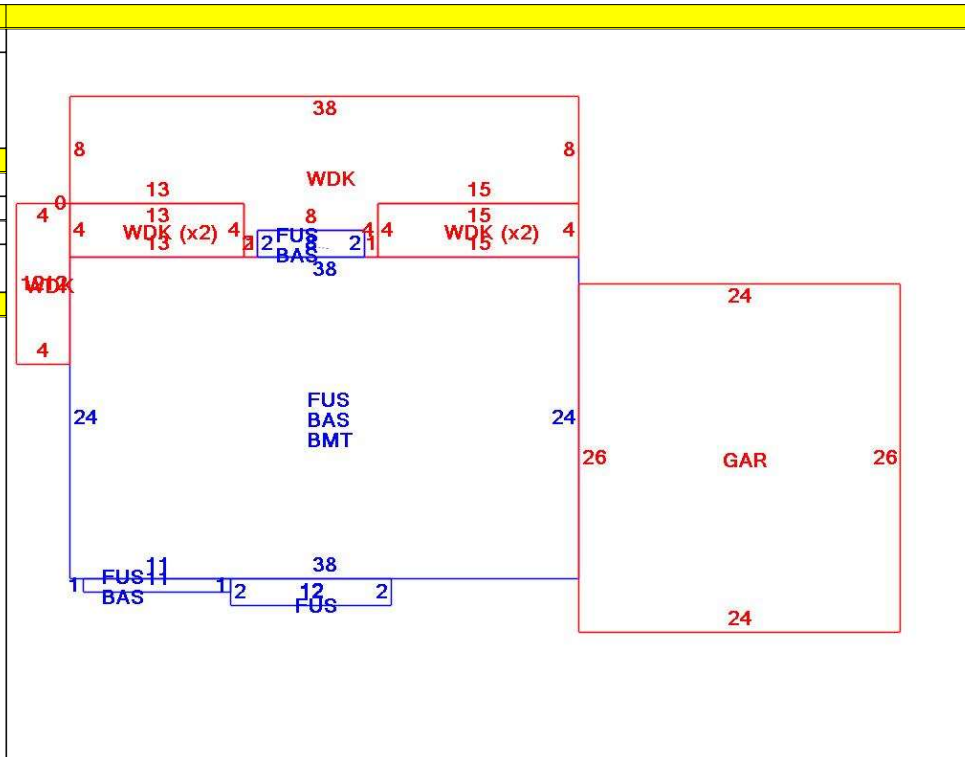
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3289	10-03-2017	804	Addn Alt-Res	121,500	04-20-2018	100	06-30-2018	remodel 3 bathrooms and kitch	04-29-2020	WD			FR	Field Review
75839	04-06-2004	NW	New Windows	3,000	07-27-2004	100	01-01-2005		07-16-2018	SR	02		02	Bldg Permit Completed
									06-20-2016	AL	03		16	In Office Review
									08-24-2012	JR	03		16	In Office Review
									01-24-2012	TP	03		16	In Office Review
									02-08-2010	PT	02		14	Cyclical Inspection
									05-08-2007	TP	03		52	New Construction

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	RD-	3	0.930 AC	176,344.00	1.06828	1.0000	5	1.00	0112	5.500	WEQUAQUET LAKE		1.0000	1,036,126

Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			963,600
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	14	Carpet			
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		524,724	
Year Built		1981	
Effective Year Built		2016	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		2	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		98	
RCNLD		514,200	
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
FPL3	Fireplace 2 sto	B	1	7000.00	2018		98		0.00	6,900
DKPL	Pond Dock-Lig	L	1	4200.00	2000		100		0.00	4,200
WDC	Wood Decking	L	600	20.00	1998		58		0.00	6,400
GAR	Attached Gara	B	624	40.00	2018		98		0.00	21,200
BMT	Basement-Unfi	B	912	26.01	2018		98		0.00	24,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	939	939	939	275.88	259,051
BMT	Basement Area	0	912	0	0.00	0
FUS	Upper Story	963	963	963	275.88	265,672
GAR	Attached Garage	0	624	0	0.00	0
WDC	Wood Deck	0	600	0	0.00	0
Ttl Gross Liv / Lease Area		1,902	4,038	1,902		524,723

