

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
O'BRIEN, R ANDREW TR 83 PLEASANT PINES AVE 2015 RT 6 ASHMONT ROAD WABAN MA 02468		1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 272,500 1,015,100	Assessed 272,500 1,015,100	
		4 Gas			1 Excel View					
		SUPPLEMENTAL DATA					Total 1,287,600 1,287,600			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 WESTERLY PORTION OF #DL 2 GIS ID F_974653_2710567		Plan Ref. 1/53 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

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	Year	Code	Assessed					
O'BRIEN, R ANDREW TR	29102	0069	08-28-2015	U	I	425,000	1	2023	1010	210,600	2022	1010	179,500	2021	1010	140,600
BERMAN, GEORGE M TR	21570	0149	12-01-2006	U	I	1	1A		1010	922,900		1010	499,600		1010	483,800
BERMAN, GEORGE M	12382	0098	07-01-1999	Q	I	225,000	00								1010	500
BACON, ADELIN G	98P0662	0	07-30-1998	U	I	0	1A									
BARNEY, EDITH R, BACON, EMERSON &	3761	0307	06-15-1983	U		0										
Total								1,133,500	Total		679,100	Total		624,900		

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						
0114				CENVIL						

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	249,300		
												Appraised Xf (B) Value (Bldg)	22,700		
												Appraised Ob (B) Value (Bldg)	500		
												Appraised Land Value (Bldg)	1,015,100		
												Special Land Value	0		
												Total Appraised Parcel Value	1,287,600		
												Valuation Method	C		
												Total Appraised Parcel Value	1,287,600		

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	
18-1626	05-24-2018	822	Insulation	3,333		100		INSULATION WEATHRIZATIO	04-29-2020	WD			FR	Field Review	
16-199	04-01-2016	804	Addn Alt-Res	80,000	10-14-2016	100	06-30-2017	Repair Alterations, Roof, Sidin	08-03-2017	MS	02		16	In Office Review	
									04-14-2016	JR	02		02	Bldg Permit Completed	
									04-22-2015	JR	03		03	Cycl Insp Comp	
									03-18-2015	NF	03		16	In Office Review	
									03-17-2015	NF	01		15	Abatement Review	
									12-21-2011	TP	03		16	In Office Review	

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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0114	6.500	BEARSE POND	1.0000	2,159,878	1,015,100
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			1,015,100	

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	14	Wood Shingle			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	336,917
Year Built	1950
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	249,300
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	1988		74		0.00	3,700
BMT	Basement-Unfi	B	948	26.01	1988		74		0.00	19,000
PAT1	Patio- Average	L	162	5.89	1992		46		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	283.60	336,917
BMT	Basement Area	0	948	0	0.00	0
PTO	Patio	0	162	0	0.00	0
Ttl Gross Liv / Lease Area		1,188	2,298	1,188		336,917

