

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCCANN, ANDREW R & JESSICA 116 PINEHURST AVENUE NEW YORK NY 10033		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	399,500	399,500
			2 Public Water			RES LAND	1010	436,400	436,400
SUPPLEMENTAL DATA						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 136 & 138 - BLOCK B #DL 2 GIS ID F_979197_2694330				Plan Ref. 34/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#		835,900 835,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCCANN, ANDREW R & JESSICA		25594	0025	07-29-2011	U	I	360,000	1	Year	Code	Assessed	Year	Code	Assessed
LEGAN, CATHERINE TR		#BA10P0	0	06-17-2010	U	I	0	1	2023	1010	358,800	2022	1010	301,500
LEGAN, JOSEPHINE W TR		12884	0286	03-16-2000	U	I	0	1A		1010	307,100		1010	260,700
LEGAN, JOSEPHINE W & MICHAEL J TR		7920	0334	03-15-1992	U	I	1	F					1010	2,600
LEGAN, MICHAEL J & JOSEPHINE W		4313	0231	11-15-1984	U		1	A	Total		665,900	Total		562,200
									Total		494,500	Total		494,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				HYAN

NOTES			

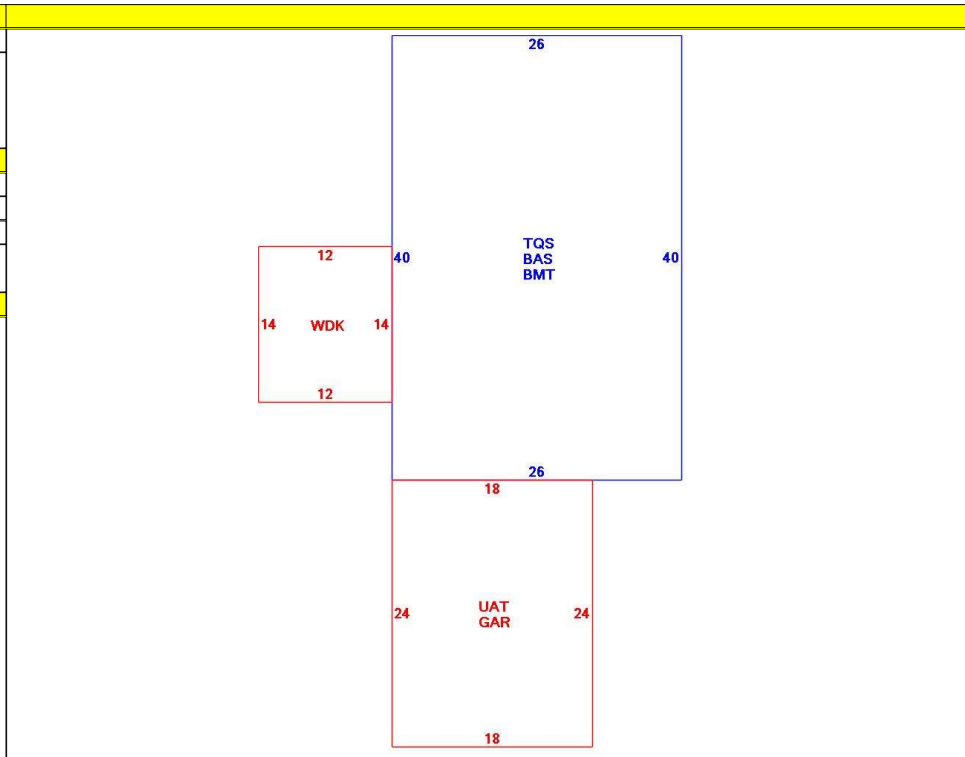
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	355,300
Appraised Xf (B) Value (Bldg)	41,600
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	436,400
Special Land Value	0
Total Appraised Parcel Value	835,900
Valuation Method	C
Total Appraised Parcel Value	835,900

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
									08-28-2014	SR	02		03	Cycl Insp Comp
									05-25-2010	NF	02		43	Change Reinspection Rere
									05-25-2010	NF	03		03	Cycl Insp Comp
									03-11-2010	PT	02		14	Cyclical Inspection
									02-10-2009	KLP	03		16	In Office Review
									06-27-2003	PT	02		01	Meas/Est
									07-24-1999	DD	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	RB	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0110	3.100		1.0000	2,424,271	436,400
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			436,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 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		428,035	
Year Built		1983	
Effective Year Built		1997	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		17	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		83	
RCNLD		355,300	
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1999		83		0.00	5,000
WDC	Wood Decking	L	168	20.00	1999		60		0.00	2,600
GAR	Attached Gara	B	432	40.00	1999		83		0.00	14,000
BMT	Basement-Unfi	B	1,040	26.01	1999		83		0.00	22,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	243.34	253,074
BMT	Basement Area	0	1,040	0	0.00	0
GAR	Attached Garage	0	432	0	0.00	0
TQS	Three Quarter Story	676	1,040	676	158.17	164,498
UAT	Attic, Unfinished	0	432	43	24.22	10,464
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,716	4,152	1,759		428,036

