

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNALLY, RAYMOND T & CAROL M T AUTUMN REALTY TRUST 52 ELDREDGE STREET NEWTON MA 02458		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	237,600	237,600
			2 Public Water			RES LAND	1010	309,700	309,700
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 34/23					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		LOTS 458 & 460		#SR					
#DL 2		BLOCK E		Life Estate					
GIS ID		F_978330_2695026		PP STATU					
				Assoc Pid#					
						Total		547,300	547,300

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCNALLY, RAYMOND T & CAROL M TRS		13958	0199	06-21-2001	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MCNALLY, RAYMOND T & CAROL		9334	0279	08-15-1994	Q	I	109,000	00	2023	1010	213,200	2022	1010	177,700
MEAGHER, DANIEL J & SUSAN		4162	0338	06-15-1984	Q	I	68,500	00		1010	287,900		1010	199,100
MEAGHER, DANIEL J & SUSAN		4149	0121	06-15-1984	U		0	F					1010	5,400
MEAGHER, DANIEL J & SUSAN		3733	0223	05-15-1983	U		0		Total		501,100	Total		376,800
										Total		Total		370,400

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)	220,200
Appraised Xf (B) Value (Bldg)	12,500
Appraised Ob (B) Value (Bldg)	4,900
Appraised Land Value (Bldg)	309,700
Special Land Value	0
Total Appraised Parcel Value	547,300
Valuation Method	C
Total Appraised Parcel Value	547,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			Batch HYAN

NOTES									

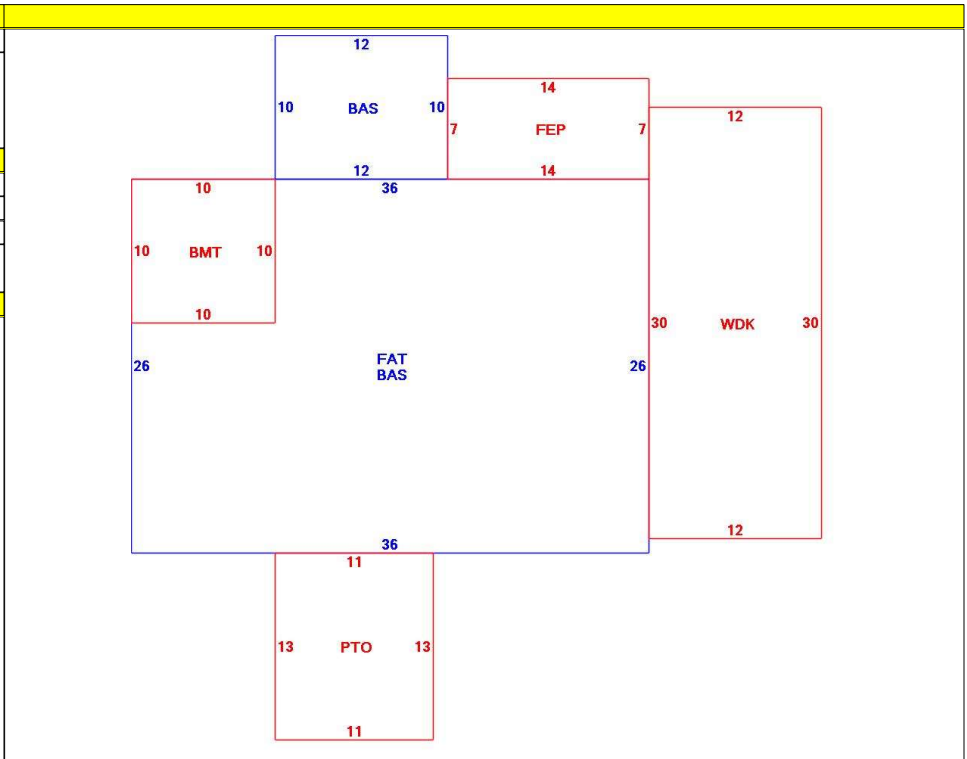
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									12-22-2022	DB	02		03	Cycl Insp Comp
									05-20-2020	WD			FR	Field Review
									10-29-2015	AL	22		22	Change of Address
									09-11-2014	SR	02		03	Cycl Insp Comp
									04-29-2010	NF	03		03	Cycl Insp Comp

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	0109	2.200		1.0000	1,720,464	309,700
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			309,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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	314,620
Year Built	1951
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	220,200
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
FPL1	Fireplace 1 sto	B	1	5000.00			70		0.00	3,500
WDC	Wood Deck w/	L	360	18.00	2000		44		0.00	2,800
PAT1	Patio- Average	L	143	5.89	2000		72		0.00	700
FEP	Enclosed porc	B	98	70.00			70		0.00	5,700
BMT	Basement-Unfi	B	100	26.01			70		0.00	3,300
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	263.06	277,791
BMT	Basement Area	0	100	0	0.00	0
FAT	Attic, Finished	140	936	140	39.35	36,828
FEP	Enclosed Porch	0	98	0	0.00	0
PTO	Patio	0	143	0	0.00	0
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	2,693	1,196		314,619



12/22/2022