

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR, GREG & MCDANOLDS, 6 MAGNOLIA ROAD NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	296,900	296,900
			6 Septic			RES LAND	1010	257,700	257,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 13 #DL 2 GIS ID F_977248_2698134				Plan Ref. 118/133 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 554,600 554,600			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OCONNOR, GREG & MCDANOLDS, WEN	35165	318	06-03-2022	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed
CAFOLLA, DONNA A & NOMEJKO, AMY	29690	0097	05-22-2006	U	I	0	1A	2023	1010	256,500	2022	1010	224,300
SCARAMUZZO, JOSEPHINE C	13073	0265	06-15-2000	U	I	100	1A		1010	255,000		1010	163,300
SCARAMUZZO, ANTHONY J & J C	6385	0038	08-15-1988	U	I	1	A					1010	2,800
SCARAMUZZO, ANTHONY J	2527	0124	06-14-1977	U		0		Total		511,500	Total		387,600
								Total			Total		358,900

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
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	254,200
Appraised Xf (B) Value (Bldg)	39,200
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	257,700
Special Land Value	0
Total Appraised Parcel Value	554,600
Valuation Method	C
Total Appraised Parcel Value	554,600

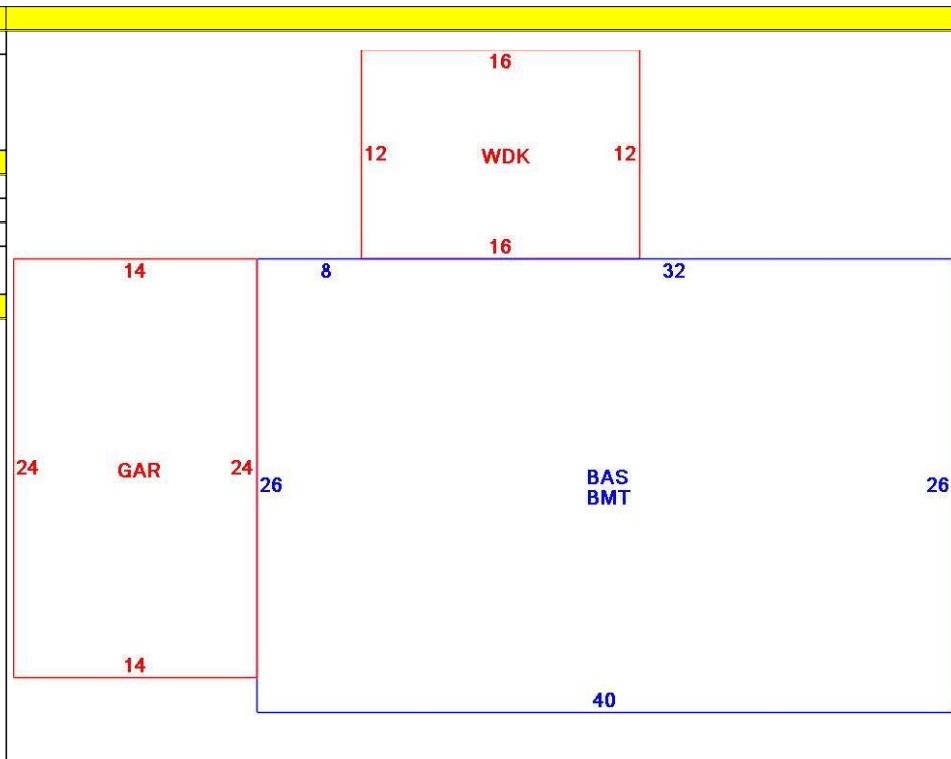
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	10-24-2022	835	Sid/Wind/Roof/	4,000		100		air sealing and attic insulation	07-18-2022	BM	03		16	In Office Review
40274	08-06-1999	WD	Wood Deck	1,600	06-20-2000	100			05-19-2020	WD			FR	Field Review
B28933	02-01-1986	DW	Dwelling	40,000	01-15-1987	100		HP 1 STOR	03-08-2017	JR	03		03	Cycl Insp Comp
									06-02-2016	AL	03		16	In Office Review
									04-15-2010	PT	02		14	Cyclical Inspection
									06-20-2000	PT	01		00	Meas/Listed-Interior Acces
									02-15-1987	JM				

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	3	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0108	1.700		1.0000	780,939.4	257,700
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			257,700	

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	11	Clapboard			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	302,578
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	254,200
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	2001		84		0.00	4,200
WDC	Wood Decking	L	192	20.00	1999		60		0.00	2,800
GAR	Attached Gara	B	336	40.00	2001		84		0.00	12,100
BMT	Basement-Unfi	B	1,040	26.01	2001		84		0.00	22,900
SHED	Shed	L	96	18.00	1990		42		0.00	700

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	290.94	302,578
BMT	Basement Area	0	1,040	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,040	2,608	1,040		302,578

