Property Location 12 KEEL WAY | Map ID 268/ 210/ / / | Bldg Name | State Use 1010
Vision ID 19535 | Account # 172146 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 7:15:22 PM

CURRENT OWNER

PRIOR, LORRAINE A & MICHAELS, J

99 BEDFORD ROAD

WOBURN MA 01801

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	232/125
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 34	PP STATU	
#DL 2			
GIS ID	F_979323_2697972	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	335,400	335,400
RES LAND	1010	150,300	150,300
Total		485,700	485,700

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
PRIOR, LORRAINE A & MICHAELS, JOYC	26261	0289	04-19-2012	Q	I	240,000	00
RYAN, DOROTHY R	4120	0172	05-15-1984	Q	I	69,500	U
REYCRAFT, GEORGE D TR	3577	0190	10-15-1982	Q	I	60,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	287,000	2022	1010	248,200	2021	1010	199,600
	1010	136,600		1010	101,200		1010	101,200
							1010	2,100
	Total	423,600		Total	349,400		Total	302,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	304,300
Appraised Xf (B) Value (Bldg)	27,900
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	150,300
Special Land Value	0
Total Appraised Parcel Value	485,700
Valuation Method	C
Total Appraised Parcel Value	485,700

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BLDR-21-11	09-09-2021	809	Deck	2,900	05-25-2022	100	06-30-2022	Remove 5? x 5? deck replace

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-25-2022	SR	02		02	Bldg Permit Completed
05-21-2020	WD			FR	Field Review
04-25-2017	SR	02		14	Cyclical Inspection
10-08-2013	JR	03		20	Sale Review
03-21-2011	NF	03		03	Cycl Insp Comp
09-20-2010	PT	03		14	Cyclical Inspection
04-28-2008	DR	22		22	Change of Address

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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0105	1.000		1.0000	518,222.1	150,300

Total Card Land Units 0.29 AC | Parcel Total Land Area 0.29 | Total Land Value 150,300

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CONSTRUCTION DETAIL

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	05	Drywall
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	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

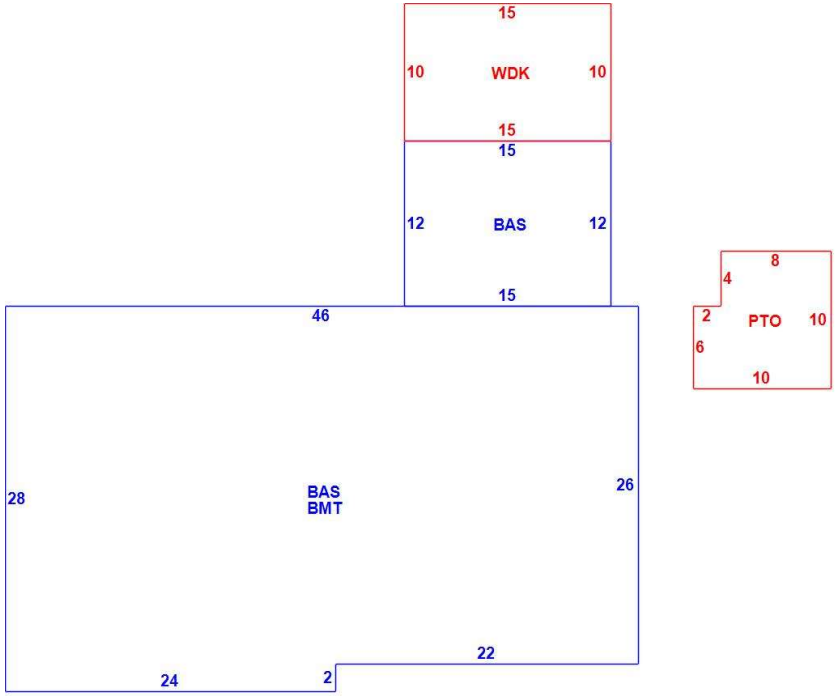
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	390,162
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	304,300
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	1993		78		0.00	3,900
WDC	Wood Decking	L	150	20.00	1995		52		0.00	2,100
BMT	Basement-Unfi	B	1,244	26.01	1993		78		0.00	24,000
PAT2	Patio-Good	L	92	9.94	2022		100		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	273.99	390,162
BMT	Basement Area	0	1,244	0	0.00	0
PTO	Patio	0	92	0	0.00	0
WDK	Wood Deck	0	150	0	0.00	0
	Ttl Gross Liv / Lease Area	1,424	2,910	1,424		390,162