

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCMANUS, M CLAIRE		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
34 CAROLINA AVENUE APT #3						RESIDNTL	1010	276,500	276,500
JAMAICA PLAIN MA 02130						RES LAND	1010	146,700	146,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 103 #DL 2 GIS ID F_979633_2701089				Plan Ref. Land Ct# 10614-Q #SR Life Estate PP STATU Assoc Pid#		Total		423,200	423,200

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMANUS, M CLAIRE		C137299 0	05-15-1995	Q	I	84,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRASER, BRUCE W & JEAN R		C84474 0	02-02-1981	U		0		2023	1010	236,600	2022	1010	205,300	2021	1010	164,100
									1010	133,300		1010	98,800		1010	98,800
															1010	2,700
								Total		369,900	Total		304,100	Total		265,600

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										
0104				HYAN										

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card)		251,200							
										Appraised Xf (B) Value (Bldg)		22,600							
										Appraised Ob (B) Value (Bldg)		2,700							
										Appraised Land Value (Bldg)		146,700							
										Special Land Value		0							
										Total Appraised Parcel Value		423,200							
										Valuation Method		C							
										Total Appraised Parcel Value		423,200							

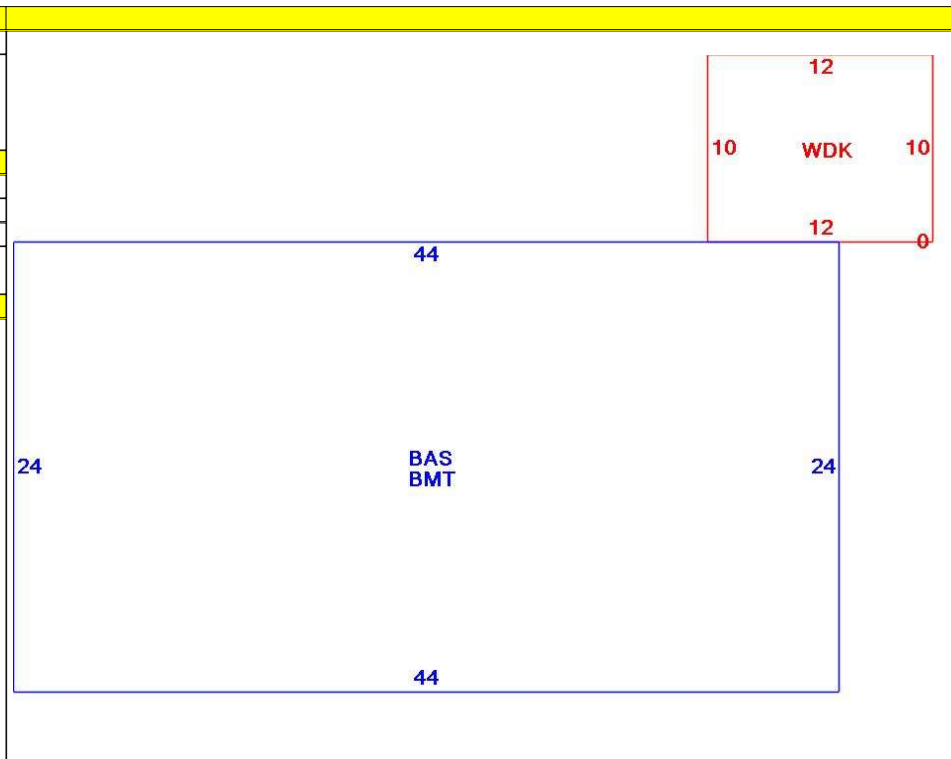
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
201202851	05-16-2012	IN	Insulation	2,400	06-30-2012	100	06-30-2012	INSULATE		04-22-2020	WD			FR	Field Review				
										11-29-2017	SR	02		03	Cycl Insp Comp				
										09-30-2015	LH	03		16	In Office Review				
										05-21-2002	PT	01		00	Meas/Listed-Interior Acces				
										07-15-1990	ML	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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700	
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value					146,700

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					
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	11	1 Full-1 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	306,398
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	251,200
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
WDC	Wood Decking	L	196	20.00	1998		58		0.00	2,700
BMT	Basement-Unfi	B	1,056	26.01	1998		82		0.00	22,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	290.15	306,398
BMT	Basement Area	0	1,056	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,232	1,056		306,398

