

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
MCMANUS, M CLAIRE		1 Level	1 All Public	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	
34 CAROLINA AVENUE APT #3 JAMAICA PLAIN MA 02130					RESIDNTL RES LAND	1010 1010	300,300 153,900	300,300 153,900		
SUPPLEMENTAL DATA						Total				454,200 454,200
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct# 10614-Q						
#DL 1 LOT 114		#DL 2		#SR						
GIS ID F_979936_2701213		Assoc Pid#		Life Estate						
				PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCMANUS, M CLAIRE	C147895	0	03-27-1998	Q	I	104,000	00	Year	Code	Assessed	Year	Code	Assessed
DIXON, MEGAN F	C144445	0	05-16-1997	U	I	0	1	2023	1010	260,000	2022	1010	222,800
CAREY, THOMAS ESTATE OF	#D65120	0	11-01-1995	U		1	A		1010	139,900		1010	103,600
DIXON, STEVEN W	C138814	0	11-01-1995	Q	I	91,500	U					1010	3,200
CAREY, THOMAS & GERTRUDE	C85878	0	06-19-1981	U		0		Total		399,900	Total		326,400
								Total		284,400	Total		284,400

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	Appraised Bldg. Value (Card)	273,300	
					Appraised Xf (B) Value (Bldg)	23,800	
					Appraised Ob (B) Value (Bldg)	3,200	
					Appraised Land Value (Bldg)	153,900	
					Special Land Value	0	
					Total Appraised Parcel Value	454,200	
					Valuation Method	C	
					Total Appraised Parcel Value	454,200	

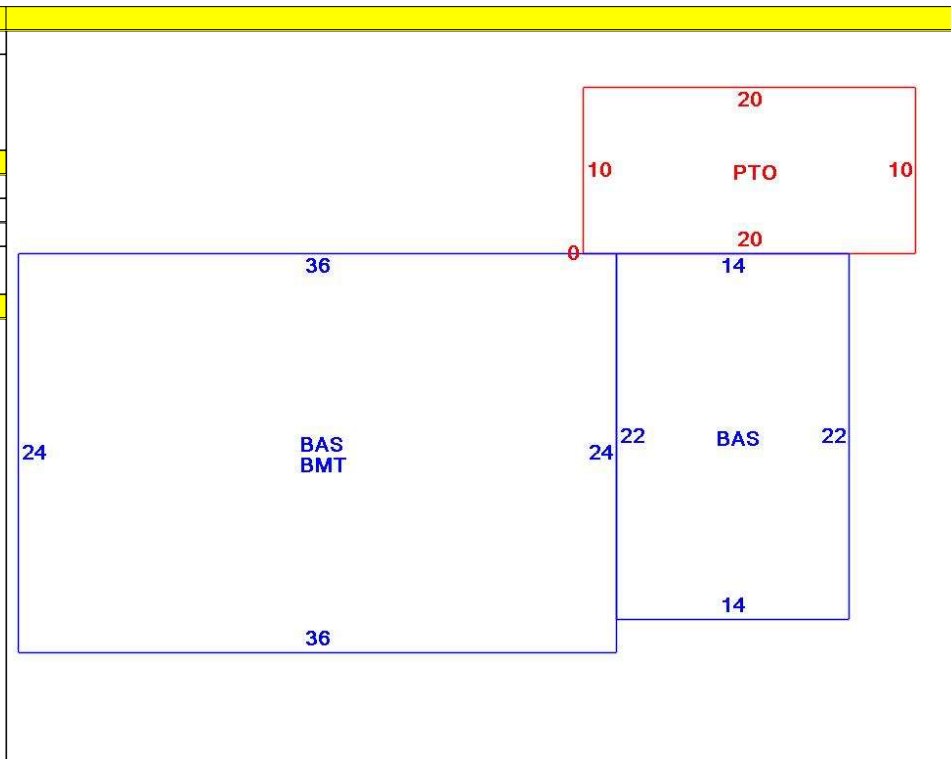
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
										04-22-2020	WD			FR	Field Review
										11-29-2017	SR	02		03	Cycl Insp Comp
										09-30-2015	LH	03		16	In Office Review
										09-25-2012	TR	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	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0105	1.000		1.0000	384,712.0	153,900
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			153,900	

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	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	333,305
Year Built	1981
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	273,300
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	1998		82		0.00	4,100
PAT1	Patio- Average	L	200	5.89	1998		79		0.00	1,000
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700
SHED	Shed	L	120	18.00	2019		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,172	1,172	1,172	284.39	333,305
BMT	Basement Area	0	864	0	0.00	0
PTO	Patio	0	200	0	0.00	0
Ttl Gross Liv / Lease Area		1,172	2,236	1,172		333,305

