

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
EAGAN, CHRISTOPHER J & MARY E 676 SCUDDER AVENUE REALTY TRU 145 PINCKNEY ST #601  BOSTON MA 02114	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	577,800	577,800		
		2 Public Water				RES LAND	1010	1,057,700	1,057,700		
<b>SUPPLEMENTAL DATA</b>						Total				1,635,500	1,635,500
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		#DL 2		Life Estate							
GIS ID		F_982862_2693094		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
676 SCUDDER AVENUE LLC	35990	303	09-19-2023	U	I	0	1F	2023	1010	495,100	2022	1010	407,600	2021	1010	355,700
676 SCUDDER AVENUE LLC, ET AL	35990	301	09-19-2023	U	I	212,500	1J		1010	853,200		1010	752,400		1010	752,400
EAGAN, GAIL ET AL	SU20P07	0	03-23-2020	U	I	0	1								1010	15,400
EAGAN, CHRISTOPHER J & MARY ELLE	18428	0016	04-08-2004	U	I	0	1F	Total								
EAGAN, CONSTANCE R TR										1,348,300	Total		1,160,000	Total		1,123,500

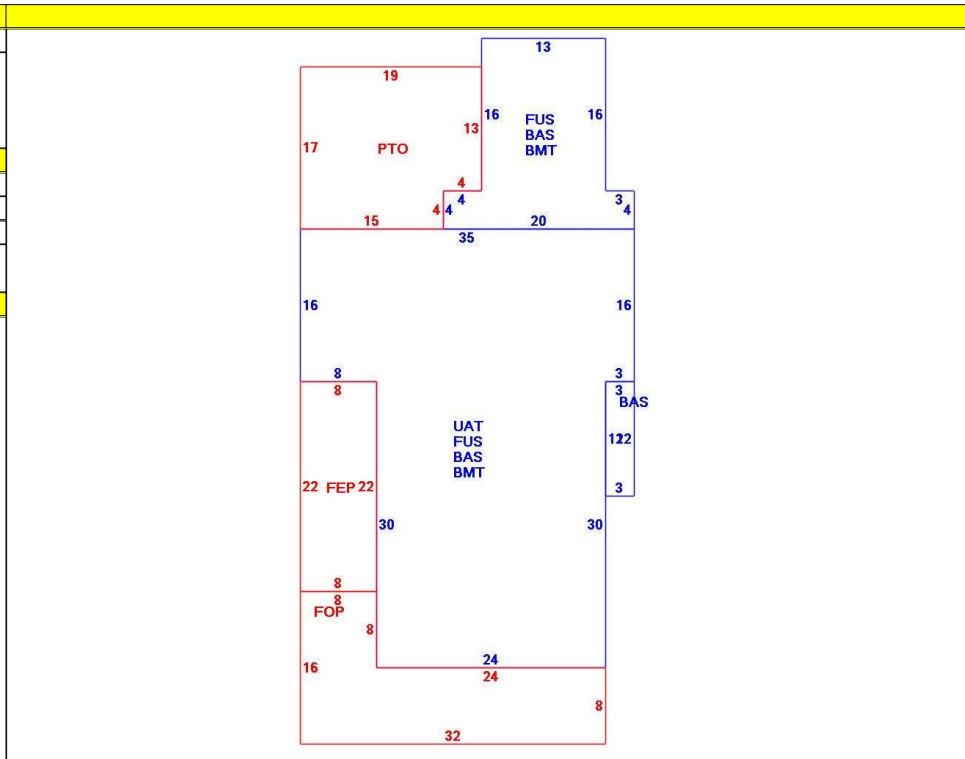
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0116				HYAN	Appraised Bldg. Value (Card)	510,800	
					Appraised Xf (B) Value (Bldg)	51,600	
					Appraised Ob (B) Value (Bldg)	15,400	
					Appraised Land Value (Bldg)	1,057,700	
					Special Land Value	0	
					Total Appraised Parcel Value	1,635,500	
					Valuation Method	C	
					Total Appraised Parcel Value	1,635,500	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201201030	02-23-2012	NR	New Roof	2,000	06-30-2012	100	06-30-2012	REROOF STRIPPING OLD	10-05-2021	BM	22		22	Change of Address	
38239	05-07-1999	AD	Addition	70,000	06-06-2000	100	01-01-2000	VOID	05-27-2020	WD			FR	Field Review	
									01-08-2018	SR	02		03	Cycl Insp Comp	
									11-28-2017	MD	22		22	Change of Address	
									10-27-2015	TW	03		16	In Office Review	
									08-28-2015	AL	03		16	In Office Review	
									08-28-2015	AL	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	RF-1	4	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0116	7.100		1.0000	4,230,898	1,057,700
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			1,057,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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	06	Steam			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		740,339
			Year Built		1860
			Effective Year Built		1979
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		31
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		510,800
			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
FPL3	Fireplace 2 sto	B	2	7000.00	1979		69		0.00	9,700
FGR3	Garage-Good-	L	400	60.00	1975		56	00	1.00	13,400
PAT2	Patio-Good	L	307	9.94	1986		67		0.00	2,000
FOP	Open Porch-ro	B	320	55.00	1979		69		0.00	8,700
FEP	Enclosed porc	B	176	70.00	1979		69		0.00	8,000
BMT	Basement-Unfi	B	1,568	26.01	1979		69		0.00	25,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,604	1,604	1,604	224.35	359,849
BMT	Basement Area	0	1,568	0	0.00	0
FEP	Enclosed Porch	0	176	0	0.00	0
FOP	Open Porch	0	320	0	0.00	0
FUS	Upper Story	1,568	1,568	1,568	224.35	351,773
PTO	Patio	0	307	0	0.00	0
UAT	Attic, Unfinished	0	1,280	128	22.43	28,716
Ttl Gross Liv / Lease Area		3,172	6,823	3,300		740,338

