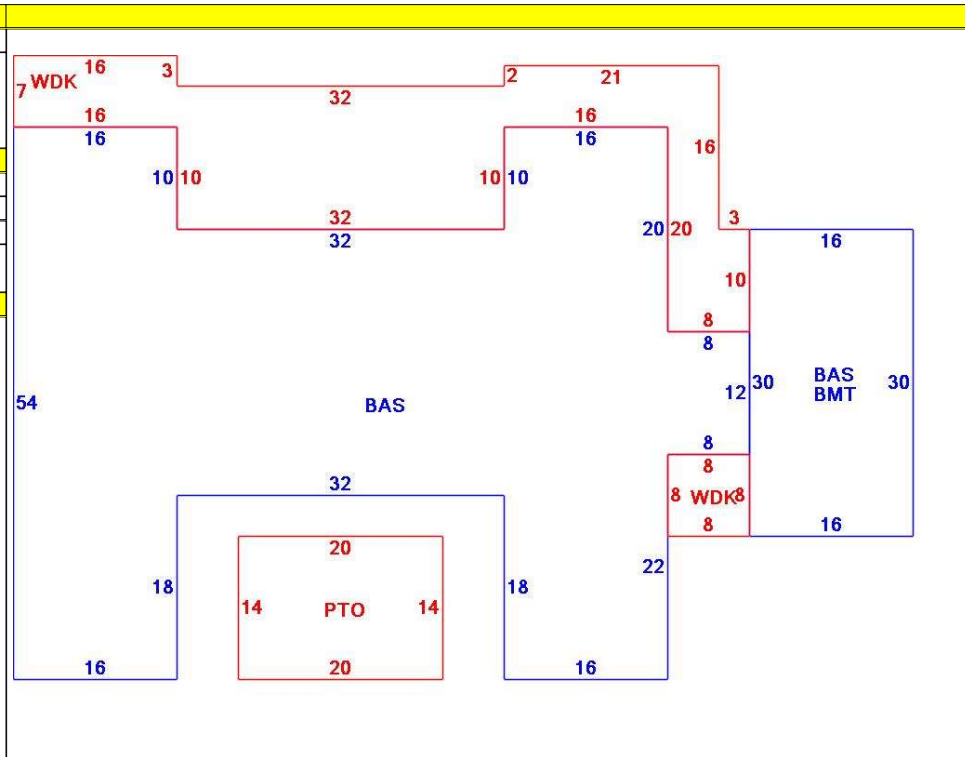


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
MCPHEETERS, JOHN CARROLL 630 SCUDDER ROAD HYANNISPORT MA 02601		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed			RESIDENTL RES LAND	1010 1010	966,100 1,285,400	966,100 1,285,400	
		4	Gas					1	Excel View											
		2	Public Water																	
SUPPLEMENTAL DATA										Total				2,251,500	2,251,500					
Alt Prcl ID		Split Zonin		Plan Ref.		325/81														
BID Parcel		ResExpt Q		#DL 1		LOT 1		#DL 2												
GIS ID		F_982319_2693586		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCPHEETERS, ALEXANDER WILES ET		35677	34	03-13-2023		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCPHEETERS, JOHN CARROLL		35677	31	06-08-2020		U	I			0	1F	2023	1010	865,700	2022	1010	773,900	2021	1010	394,300
MCPHEETERS, JOHN C TR		26972	0020	12-21-2012		U	I			1	1A		1010	1,039,600		1010	925,900		1010	925,900
MCPHEETERS, CONSTANCE B		3590	0026	10-15-1982		Q	I	80,000		U									1010	232,200
Total												1,905,300	Total	1,699,800	Total	1,552,400				
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		Appraised Bldg. Value (Card)				675,500						
0116								HYAN		Appraised Xf (B) Value (Bldg)				19,700						
										Appraised Ob (B) Value (Bldg)				270,900						
										Appraised Land Value (Bldg)				1,285,400						
										Special Land Value				0						
										Total Appraised Parcel Value				2,251,500						
										Valuation Method				C						
										Total Appraised Parcel Value				2,251,500						
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	12-22-2022	835	Sid/Wind/Roof/	2,895		100		Strip and replace 2sq "lik		05-27-2020	WD			FR	Field Review					
EXPR-21-1	11-08-2021	835	Sid/Wind/Roof/	11,750		100		Install 6 square raw clear grad		01-25-2018	SR	02		03	Cycl Insp Comp					
201300184	01-09-2013	HA	HVAC	11,750	06-11-2014	100	06-30-2014	INSTALL NW SHEET METAL		07-15-2014	MW	02		02	Bldg Permit Completed					
201004893	10-27-2010	GQ	Guest Quarters	192,000	06-11-2014	100	06-30-2014	NW BOAT HSE-FAM SEASON		05-16-2014	MW	01		13	CALL BACK					
B31059	08-01-1987	OB	Out Building	7,000	01-15-1988	100	06-30-1988	HP SHED		07-11-2013	RB	03		13	CALL BACK					
										05-01-2013	RB	03		13	CALL BACK					
										10-24-2000	MF	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	RF-1	4	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0116	7.100		1.0000	1,252,042	1,252,000			
1	1010	Single Fam M-0	RF-1	4	0.330	AC	14,250.00	1.00000	1.0000	0	1.00	0116	7.100		1.0000	101,175	33,400			
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value				1,285,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 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		813,864
Year Built		1983
Effective Year Built		1997
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		675,500
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	1999		83		0.00	4,200
FGR2	Garage- Avg-	L	240	50.00	1987		68	00	1.00	8,200
BGAR	Bsmt Garage	B	1	2326.00	1999		83		0.00	1,900
WDC	Wood Decking	L	880	20.00	1999		60		0.00	9,500
BMT	Basement-Unfi	B	480	26.01	1999		83		0.00	13,600
FGR3	Garage-Good-	L	800	60.00	2012		93	C	1.00	44,600
GSQT	Guest Quarter	L	1,520	122.81	2012		100	C	1.00	186,700
WDC	Wood Decking	L	261	20.00	2012		86		0.00	4,700
FOPG	Open Prch-rf-c	L	240	49.37	2012		93	C	1.00	8,400
PATF	Flagstone Pav	L	220	30.00	2013		94		0.00	6,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,136	3,136	3,136	259.52	813,864
BMT	Basement Area	0	480	0	0.00	0
PTO	Patio	0	280	0	0.00	0
WDK	Wood Deck	0	880	0	0.00	0
Ttl Gross Liv / Lease Area		3,136	4,776	3,136		813,864



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				4	Gas			1	Excel View													
		2	Public Water											VISION								
SUPPLEMENTAL DATA																						
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_982319_2693586				Plan Ref. 325/81 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 2,251,500 2,251,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	865,700	2022	1010	773,900	2021	1010	394,300
															1010	1,039,600		1010	925,900		1010	925,900
																					232,200	
														Total		1,905,300	Total		1,699,800	Total		1,552,400
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
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										Total Appraised Parcel Value				2,251,500								
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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					
Total Card Land Units					Parcel Total Land Area					Total Land Value												

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
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Exterior Wall 2					Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip					B		S	
Roof Cover	03	Asph/F Gls/Cmp			Adjust Type	Code	Description	Factor%		
Interior Wall 1	05	Drywall			Condo Flr					
Interior Wall 2					Condo Unit					
Interior Floor 1	09	Pine/Soft Wood			COST / MARKET VALUATION					
Interior Floor 2					Building Value New					
Heat Fuel	03	Gas			Year Built					
Heat Type	04	Hot Air			Effective Year Built					
AC Type	01	None			Depreciation Code					
Bedrooms	04	4 Bedrooms			Remodel Rating					
Full Baths	4				Year Remodeled					
Half Baths	0				Depreciation %					
Extra Fixtures					Functional Obsol					
Total Rooms	7	7 Rooms			External Obsol					
Bath Style					Trend Factor					
Kitchen Style					Condition					
Occupancy					Condition %					
Usrflid 105					Percent Good					
Accessory Apt					RCNLD					
Foundation Alt	01	Poured Conc.			Dep % Ovr					
Rms Prts					Dep Ovr Comment					
Bath Split	40	4 Full-0 Half			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
PAT2	Patio-Good	L	280	9.94	1993		74		0.00	2,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										