Property Location 193 MEGAN ROAD | Map ID 291/ 239/ / / | Bldg Name | State Use 1010
Vision ID 22784 | Account # 201025 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 9:59:47 AM

CURRENT OWNER

MOY, MATTHEW & WILLY & MAMIE

17 ALEXANDER ROAD

BRAINTREE MA 02184

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

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	27099-B
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 25	PP STATU	
#DL 2			
GIS ID	F_983456_2702114	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	335,000	335,000
RES LAND	1010	136,700	136,700
	Total	471,700	471,700

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
MOY, MATTHEW & WILLY & MAMIE	C229250	0	02-28-2022	U	I	1	1F
MOY, WILLY, MATTHEW, GERRY Y,	C204024	0	07-29-2014	U	I	220,000	1
NORRIS, LONNIE H & DONNA M	#D12265	0	07-19-2013	U	V	0	1
ALLEN, ROSETTA E	C125611	0	01-15-1992	U	V	1	A
ALLEN, ROSETTA E	C84715	0	03-03-1981	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	293,000	2022	1010	260,700	2021	1010	204,000
	1010	131,200		1010	97,200		1010	92,100
							1010	14,300
	Total	424,200		Total	357,900		Total	310,400

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

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	263,900
Appraised Xf (B) Value (Bldg)	56,800
Appraised Ob (B) Value (Bldg)	14,300
Appraised Land Value (Bldg)	136,700
Special Land Value	0
Total Appraised Parcel Value	471,700
Valuation Method	C
Total Appraised Parcel Value	471,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201501834	04-08-2015	WD	Wood Deck	5,000	01-26-2016	100	06-30-2016	BUILD NEW DECK 22 X 30
201501034	03-05-2015	FB	Finish Basemen	15,000	05-09-2017	100	06-30-2017	TO FINISH BASEMENT ADD
B32294	09-01-1988	AD	Addition	9,000	01-15-1989	100	12-31-1989	HY GARAGE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-01-2020	WD			FR	Field Review
05-09-2017	RB	03		16	In Office Review
05-24-2016	SR	02		13	CALL BACK
06-11-2015	AL	22		22	Change of Address
02-03-2001	PT	01		00	Meas/Listed-Interior Acces
01-15-1989	ME	02		01	Meas/Est

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0104	0.900		1.0000	402,134.8	136,700

Total Card Land Units 0.34 AC | Parcel Total Land Area 0.34 | Total Land Value 136,700

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Vision ID 22784 | Account # 201025 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 9:59:48 AM

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	04	Hot Air
AC Type	01	None
Bedrooms	03	3 Bedrooms
Full Baths	1	
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	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

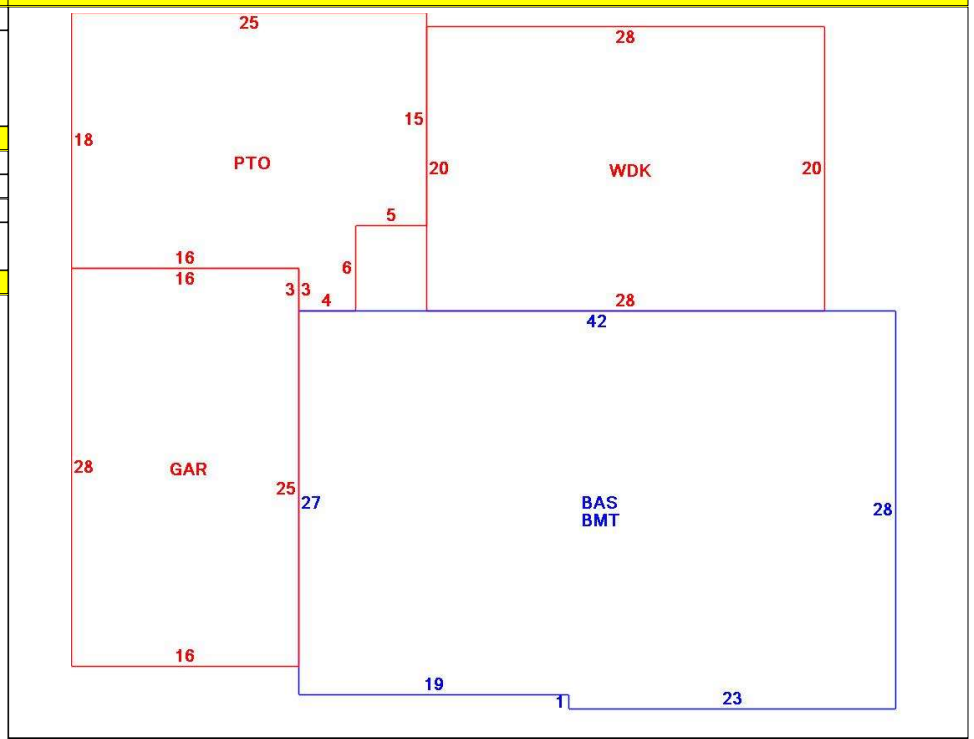
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	329,895
Year Built	1974
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	263,900
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	1995		80		0.00	4,000
BFA1	Bsmt Fin-Goo	B	600	32.56	1995		80		0.00	15,600
GAR	Attached Gara	B	448	40.00	1995		80		0.00	13,800
BMT	Basement-Unfi	B	1,157	26.01	1995		80		0.00	23,400
PAT1	Patio- Average	L	447	5.89	2015		96		0.00	2,500
WDC	Wood Decking	L	560	20.00	2015		92		0.00	9,600
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	1,157	1,157	1,157	285.13	329,895
BMT	Basement Area	0	1,157	0	0.00	0
GAR	Attached Garage	0	448	0	0.00	0
PTO	Patio	0	447	0	0.00	0
WDK	Wood Deck	0	560	0	0.00	0
	Ttl Gross Liv / Lease Area	1,157	3,769	1,157		329,895