

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MACKINNON, MATTHEW J TR 33 OYSTER PLACE REALTY TRUST PO BOX 152 HINGHAM MA 02043		1 Level	2 Public Water	1 Paved	1 Excel View	Description	Code	Assessed	Assessed		
			5 Well			RESIDNTL	1010	541,700	541,700		
			6 Septic			RES LAND	1010	1,396,900	1,396,900		
SUPPLEMENTAL DATA						Total				1,938,600	1,938,600
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1, PARCELA #DL 2 GIS ID F_947652_2687180			Plan Ref. 691/68 & 681/87 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SCHULZ, MICHAEL F TR		35967 153	08-31-2023	Q	I	2,240,000	00	Year	Code	Assessed	Year	Code	Assessed
MACKINNON, MATTHEW J TR		34339 103	07-29-2021	U	I	1	1F	2023	1010	410,900	2022	1090	298,800
MACKINNON, MATTHEW J TR		32409 0301	10-25-2019	U	I	0	1F		1010	1,099,700		1090	863,500
GESNER, KONRAD TR		32388 0322	10-18-2019	Q	I	1,200,000	00					1090	17,800
BASS, MICHAELA TR		29761 0299	06-29-2016	Q	I	805,000	00	Total		1,510,600	Total		1,162,300
								Total			Total		1,131,100

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			
Nbhd	Nbhd Name	B	Tracing
0117			COTUIT

NOTES			
<p>Appraised Bldg. Value (Card) 516,200</p> <p>Appraised Xf (B) Value (Bldg) 10,500</p> <p>Appraised Ob (B) Value (Bldg) 15,000</p> <p>Appraised Land Value (Bldg) 1,396,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,938,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,938,600</p>			

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
BLDR-22-48	05-11-2022	804	Addn Alt-Res	45,000	06-28-2023	100	06-30-2023	Construction of enclosed bree	07-20-2023	SR	01		02	Bldg Permit Completed
BLDR-21-15	02-03-2022	804	Addn Alt-Res	150,000	06-28-2023	100	06-30-2023	Addition of new second floor b	08-16-2022	SR	01		13	CALL BACK
BLDR-22-10	01-18-2022	810	Demolition	3,500	04-27-2022	100	04-27-2022	demo existing 1 bedroom cotta	07-28-2022	CK	03		16	In Office Review
TB-20-3196	01-05-2021	804	Addn Alt-Res	189,000	06-21-2021	100	06-30-2021	raise front section of house. in	06-10-2022	TR	02		13	CALL BACK
19-4104	01-28-2020	804	Addn Alt-Res	20,000	06-17-2020	100	06-30-2020	Raise living room ceiling from	06-21-2021	SR	01		02	Bldg Permit Completed
19-931	03-28-2019	809	Deck	5,000	06-18-2019	100	06-30-2019	replace 88sq ft. existing deck o	06-09-2020	WD			FR	Field Review
19-897	03-26-2019	809	Deck	10,000	06-18-2019	100	06-30-2019	remove and replace existing d	02-19-2020	SAF			20	Sale Review

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	2	0.330 AC	176,344.00	2.60499	1.0000	5	0.95	0117	9.700	NEXT TO TOWN LNDG		1.0000	4,233,137	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value					1,396,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

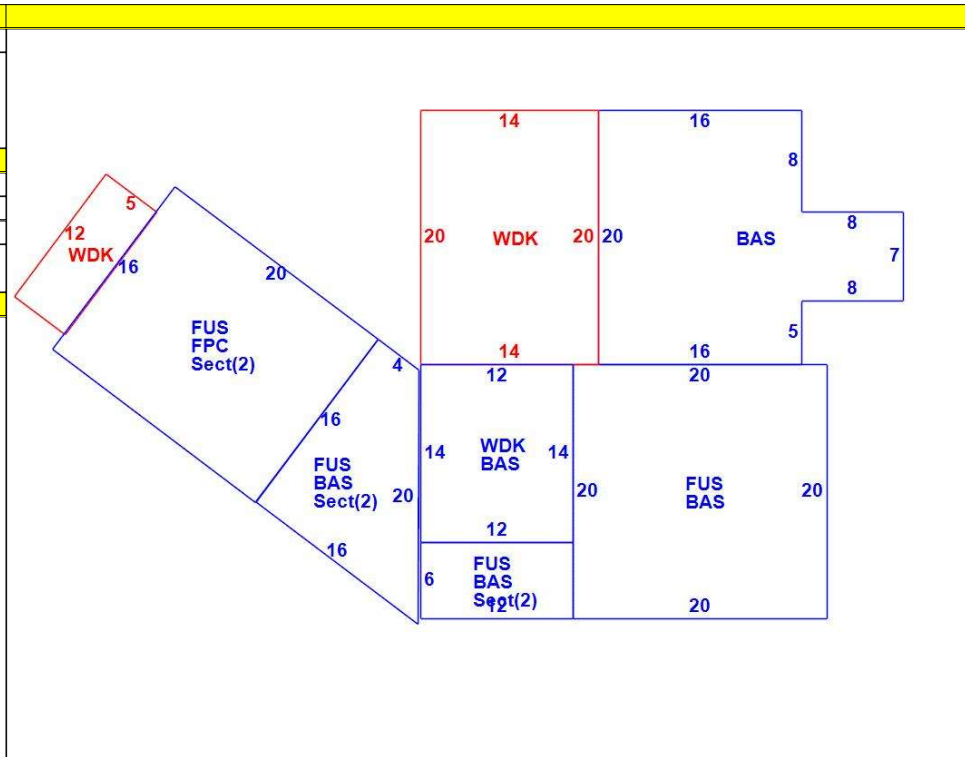
COST / MARKET VALUATION		
Building Value New		587,298
Year Built		1979
Effective Year Built		2005
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		516,200
Dep % Ovr		
Dep 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	Deck comp w	L	448	28.00	2019		100		0.00	11,900
WDC	Wood Decking	L	60	20.00	2022		100		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	944	944	944	275.61	260,176
FUS	Upper Story	400	400	400	275.61	110,244
WDK	Wood Deck	0	508	0	0.00	0
Ttl Gross Liv / Lease Area		1,344	1,852	1,344		370,420



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		5 Well								
		6 Septic								
SUPPLEMENTAL DATA						Total 1,938,600 1,938,600				
Alt Prcl ID		Split Zonin		Plan Ref. 691/68 & 681/87						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 LOT 1, PARCELA		#DL 2		Life Estate						
GIS ID F_947652_2687180		Assoc Pid#								

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Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0117				COTUIT	Appraised Bldg. Value (Card)	516,200	
					Appraised Xf (B) Value (Bldg)	10,500	
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					Special Land Value	0	
					Total Appraised Parcel Value	1,938,600	
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Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	32	3 Full-2 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

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Building Value New		587,298
Year Built		1979
Effective Year Built		2005
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		14
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		86
RCNLD		516,200
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
FOPC	Open Prch-roo	B	320	55.00	2022		86		0.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	232	232	232	275.61	63,942
FPC	Open Porch Conc. Floor	0	320	0	0.00	0
FUS	Upper Story	552	552	552	275.61	152,137
Ttl Gross Liv / Lease Area		784	1,104	784		216,079

