

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
HARRINGTON, EDWARD P & SARAH 174 HOLLIS AVENUE BRAINTREE MA 02184		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	279,700	279,700		
			6 Septic			RES LAND	1010	298,400	298,400		
SUPPLEMENTAL DATA						Total				578,100	578,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946662_2690363				Plan Ref. 76/43 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)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
HARRINGTON, EDWARD P & SARAH M	25433	0063	05-06-2011	U	I	302,000	1	2023	1010	247,700	2022	1010	207,500	2021	1010	163,700
LOMBARDY, KATHLEEN S TR	25101	0349	12-17-2010	U	I	225,000	1		1010	277,500		1010	191,800		1010	210,100
CLERMONT, EDMOND J	19770	0001	04-28-2005	Q	I	430,000	00								1010	12,900
QUIRK, JOHN H JR & CASEY C	11382	0307	04-27-1998	Q	I	165,000	00	Total								
COWDEN, JOHN J JR & LAURIE	9600	0294	03-15-1995	Q	I	134,000	U	525,200	Total	399,300	Total	386,700				

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				
0109			COTUIT		Appraised Bldg. Value (Card)	252,600		
					Appraised Xf (B) Value (Bldg)	14,200		
					Appraised Ob (B) Value (Bldg)	12,900		
					Appraised Land Value (Bldg)	298,400		
					Special Land Value	0		
					Total Appraised Parcel Value	578,100		
					Valuation Method	C		
					Total Appraised Parcel Value	578,100		

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-5	04-07-2022	835	Sid/Wind/Roof/	23,850	06-30-2022	100	06-30-2022	Rip existing painted white ced	08-09-2023	WT	02		03	Cycl Insp Comp	
EXPR-22-2	02-22-2022	835	Sid/Wind/Roof/	7,890	06-30-2022	100	06-30-2022	Rip of existing roof and install	06-10-2020	WD			FR	Field Review	
85376	07-12-2005	RW	Repair Work	2,000	09-07-2005	100	01-01-2006	STAIRS	09-13-2013	SR	02		03	Cycl Insp Comp	
B28434	09-01-1985	AD	Addition	33,000	01-15-1987	100	12-31-1987	CO ADD'N	05-12-2011	DR	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	2	0.140	AC	176,344.00	5.49485	1.0000	5	1.00	0109	2.200		1.0000	2,131,769	298,400
Total Card Land Units					0.14	AC	Parcel Total Land Area					0.14	Total Land Value			298,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 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	328,003
Year Built	1930
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	252,600
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
FGR2	Garage- Avg-	L	288	50.00	1988		69	00	1.00	9,900
WDC	Wood Decking	L	196	20.00	2001		64		0.00	3,000
FOP	Open Porch-ro	B	25	55.00	1989		77		0.00	1,600
BMT	Basement-Unfi	B	481	26.01	1989		77		0.00	12,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	931	931	931	260.32	242,358
BMT	Basement Area	0	481	0	0.00	0
FOP	Open Porch	0	25	0	0.00	0
TQS	Three Quarter Story	329	506	329	169.26	85,645
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,260	2,139	1,260		328,003

