

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCMANUS, JAMES P & NATALIE		1 Level	1 All Public	1 Paved	1 Water View	Description	Code	Assessed	Assessed		
7 PLEASANT STREET UNIT #8						RESIDNTL	1010	602,600	602,600		
CHARLESTOWN MA 02129						RES LAND	1010	835,600	835,600		
SUPPLEMENTAL DATA						Total				1,438,200	1,438,200
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 17172-C (SH 2)							
#DL 1 LOT 7		#DL 2		Life Estate							
GIS ID F_987458_2695055		Assoc Pid#		PP STATU A:Active							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMANUS, JAMES P & NATALIE	C206663	0	06-29-2015	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
MCMANUS, JAMES P	C191457	0	05-21-2010	Q	I	825,000	00	2023	1010	523,600	2022	1010	433,000			
DOTY, ELIZABETH F & WEAR, DEBORAH	C177476	0	07-29-2005	Q	I	1,110,000	00		1010	690,600		1010	450,100			
HURLEY, JOHN C & ROSEMARY	C124645	0	10-21-1991	U	I	240,000	L					1010	16,000			
DBT CORP TR	C123910	0	07-18-1991	U	I	1,400,000	N									
Total								1,214,200		Total		883,100		Total		808,500

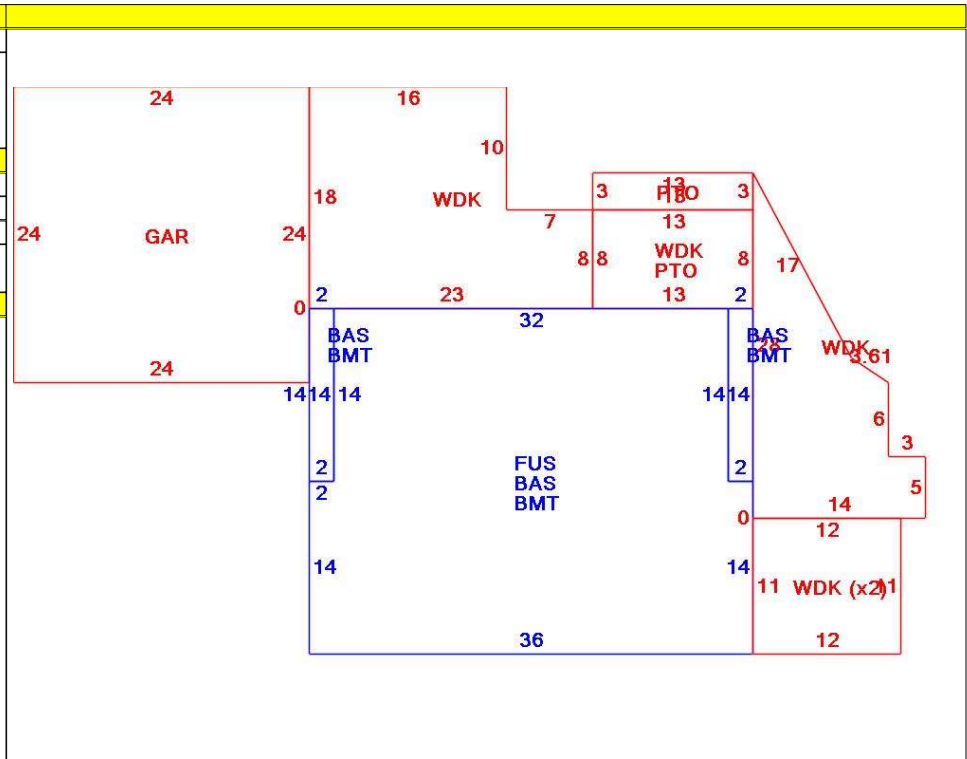
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0112				HYAN	Appraised Bldg. Value (Card)	523,100	
					Appraised Xf (B) Value (Bldg)	63,500	
					Appraised Ob (B) Value (Bldg)	16,000	
					Appraised Land Value (Bldg)	835,600	
					Special Land Value	0	
					Total Appraised Parcel Value	1,438,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,438,200	

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-2331	07-19-2019	822	Insulation	2,024		100		Attic Damming, attic flat, install	05-08-2020	WD			FR	Field Review	
201006885	12-21-2010	OT	Other	30,000	06-30-2011	100	06-30-2011	REPLC FRNT DR, 2 SLIDING	11-14-2017	RB	22		22	Change of Address	
83677	04-26-2005	NS	New Siding	620	06-30-2005	100	06-30-2005		09-11-2017	SR	01		03	Cycl Insp Comp	
76375	05-04-2004	RW	Repair Work	1,414	02-17-2005	100	01-01-2005		01-28-2011	LH	03		16	In Office Review	
74807	02-18-2004	RW	Repair Work	3,000	02-17-2005	100	01-01-2005		01-14-2011	RB	03		16	In Office Review	
39086	06-14-1999	FB	Finish Basemen	7,500	06-30-2000	100	06-30-2000		03-13-2007	NF	04		44	Drive by inspection only	
B28627	11-01-1985	DW	Dwelling	50,000	01-15-1987	100	06-30-1987	HY 11/2 S	01-23-2006	PT	02		49	N/C - Cyclical Insp.	

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	0112	5.500		1.0000	2,457,547	835,600
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			835,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
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	2				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	22	2 Full-2 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		574,800
			Year Built		1985
			Effective Year Built		2008
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		9
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		91
			RCNLD		523,100
			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	1	7000.00	2010		91		0.00	6,400
BFA	Bsmt Fin-Avg	B	900	17.36	2010		91		0.00	14,200
WDC	Deck comp w	L	927	28.00	1999		60		0.00	14,000
GAR	Attached Gara	B	576	40.00	2010		91		0.00	18,600
BMT	Basement-Unfi	B	1,008	26.01	2010		91		0.00	24,300
PAT2	Patio-Good	L	143	9.94	1992		46		0.00	800
SHED	Shed	L	64	18.00	2019		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	292.77	295,114
BMT	Basement Area	0	1,008	0	0.00	0
FUS	Upper Story	952	952	952	292.77	278,719
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	143	0	0.00	0
WDK	Wood Deck	0	927	0	0.00	0
Ttl Gross Liv / Lease Area		1,960	4,614	1,960		573,833

