

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNELL, JOHN T TR 91 CONTENT LANE REALTY TRUST 2 JUSTIN RD SOUTH NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	407,900	407,900
			6 Septic			RES LAND	1010	158,000	158,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 76 #DL 2 GIS ID F_947119_2696834			Plan Ref. Land Ct# 168485 #SR Life Estate PP STATU Assoc Pid#			Total 565,900 565,900			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OCONNELL, JOHN T TR		C168485	0	03-10-2003	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
OCONNELL, JOHN T		C128452	0	11-19-1992	U	I	100	F	2023	1010	354,300	2022	1010	312,300
OCONNELL, JOHN T & CHAROLETTE M		C117645	0	05-31-1989	U	I	1	A		1010	143,600		1010	106,400
OCONNELL, JOHN T & CHAROLETTE M		C85800	0	06-12-1981	U		0						1010	28,600
Total									497,900	Total	418,700	Total	367,100	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	337,200
Appraised Xf (B) Value (Bldg)	42,100
Appraised Ob (B) Value (Bldg)	28,600
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	565,900
Valuation Method	C
Total Appraised Parcel Value	565,900

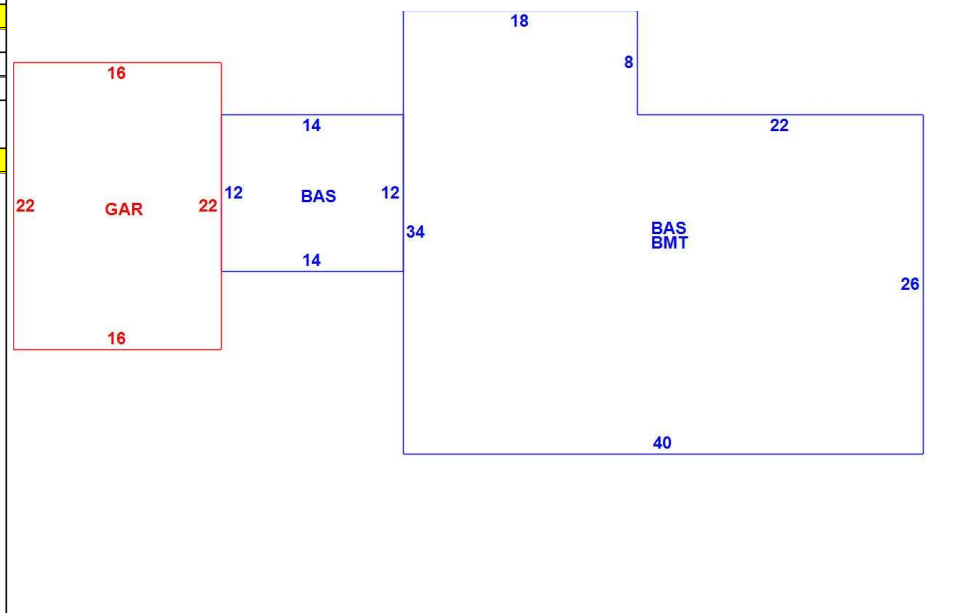
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201106145	11-03-2011	NS	New Siding	10,000	06-30-2012	100	06-30-2012	RESIDE	07-31-2021	CK	02		03	Cycl Insp Comp
69667	06-24-2003	PH	Pool Heater	0	06-30-2003	100	06-30-2003	POOL HTR0	06-11-2020	WD			FR	Field Review
B24901	03-01-1983	SP	Swimming Pool	0	01-15-1984	100	12-31-1984	CO POOL	03-12-2014	SR	02		03	Cycl Insp Comp
B23978	04-01-1982	AD	Addition	0	01-15-1983	100	12-31-1983	CO BREEZW	09-08-2006	JK	22		22	Change of Address
B20282	06-01-1978	DW	Dwelling	0	01-15-1979	100	12-31-1979	CO 11/2 S	07-05-2005	PT	02		01	Meas/Est
									06-26-1999	FS	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	2	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			158,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	396,704
Year Built	1978
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	337,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	2002		85		0.00	4,300
SPL1	Pool-Concrete	L	392	100.00	1995		52	00	1.00	21,700
GAR	Attached Gara	B	352	40.00	2002		85		0.00	12,600
BMT	Basement-Unfi	B	1,184	26.01	2002		85		0.00	25,200
SPH1	Pool Heater <	L	1	2434.00	2003		68		0.00	1,700
PAT1	Patio- Average	L	848	5.89	1995		76		0.00	3,500
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,352	1,352	1,352	293.42	396,704
BMT	Basement Area	0	1,184	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
Ttl Gross Liv / Lease Area		1,352	2,888	1,352		396,704

