

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COCHRANE, KATHLEEN						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
406 CANTON STREET						RESIDNTL	1010	256,800	256,800		
WESTWOOD MA 02090						RES LAND	1010	780,900	780,900	<b>VISION</b>	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 38 & PT 39 #DL 2 GIS ID F_986547_2721023					Plan Ref. 291/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,037,700		1,037,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COCHRANE, KATHLEEN	29871	0025	08-19-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LYONS, G J & DAGHER, M & COCHRANE	12887	0047	03-17-2000	U	I	100	1A	2023	1010	216,400	2022	1010	174,400	2021	1010	158,300
LYONS, AGNES L	4204	0244	08-15-1984	U	I	0	A		1010	645,400		1010	420,700		1010	382,400
LYONS, GERALD J & AGNES L	1114	0183	05-15-1961	U		0		Total		861,800	Total		595,100	Total		540,700

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								
0112			BARNS									
NOTES										Appraised Bldg. Value (Card)		250,000
										Appraised Xf (B) Value (Bldg)		5,500
										Appraised Ob (B) Value (Bldg)		1,300
										Appraised Land Value (Bldg)		780,900
										Special Land Value		0
										Total Appraised Parcel Value		1,037,700
										Valuation Method		C
										Total Appraised Parcel Value		1,037,700

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
EXPR-21-4 B30909	04-06-2021 06-01-1987	835 AD	Sid/Wind/Roof/ Addition	7,000 10,000	06-30-2021 03-15-1988	100 100	06-30-2021	siding and windows BA ADD'N	06-15-2022 05-05-2020 09-13-2016 01-07-2016 10-11-2013 07-29-2002 11-15-1995	CK DM SR AL DR PT ME	02  01 22 22 02 02		03 FR 03 22 22 01 01	Cycl Insp Comp Field Review Cycl Insp Comp Change of Address Change of Address Meas/Est 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	RF-1	1	0.190	AC	176,344.00	4.23746	1.0000	5	1.00	0112	5.500		1.0000	4,109,890	780,900
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			780,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C-	Average 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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	316,506
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	250,000
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	1994		79		0.00	5,500
SHED	Shed	L	80	18.00	2015		92		0.00	1,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	732	732	732	235.50	172,383
FUS	Upper Story	612	612	612	235.50	144,123
Ttl Gross Liv / Lease Area		1,344	1,344	1,344		316,506

