

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CAVANAUGH, MICHAEL L & LYNNE 98 TALCOTT RIDGE ROAD SOUTH WINDS CT 06074								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
								RESIDNTL	1010	381,400	381,400		
								RES LAND	1010	200,500	200,500	VISION	
SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin		Plan Ref.							
#DL 1 LOT 1				#DL 2		Land Ct# 18964-F							
GIS ID F_989548_2696273				Assoc Pid#				Total				581,900	581,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CAVANAUGH, MICHAEL L & LYNNE				C188999	0	07-10-2009	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CAVANAUGH, MICHAEL L				C159087	0	09-19-2000	Q	I	260,000	00	2023	1010	334,600	2022	1010	279,000	2021	1010	229,800	
FLEISCHMANN, STEPHEN				C156332	0	01-18-2000	U	I	100	1B		1010	182,200		1010	125,400		1010	127,300	
FRESH START ENTERPRISES LLC				C145367	0	08-04-1997	U	I	130,000	1B								1010	6,200	
SECURED CAPITAL CORP OF NY				C140037	0	03-18-1996	U	I	380,000	L	Total			Total			Total			
												516,800			404,400			363,300		

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			
0107				HYAN			

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						370,500
												Appraised Xf (B) Value (Bldg)						4,700
												Appraised Ob (B) Value (Bldg)						6,200
												Appraised Land Value (Bldg)						200,500
												Special Land Value						0
												Total Appraised Parcel Value						581,900
												Valuation Method						C
												Total Appraised Parcel Value						581,900

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
201401467	03-19-2014	IN	Insulation	2,000	06-30-2014	100	06-30-2014	INSULATE-WEATHERIZE		05-11-2020	WD			FR	Field Review
20101412	04-01-2010	NR	New Roof	2,500	06-30-2010	100	06-30-2010	REROOF GOING OVR 1 LAY		07-17-2017	SR	02		14	Cyclical Inspection
200801880	05-06-2008	WD	Wood Deck	5,000	10-21-2008	100	06-30-2009			06-26-2014	JR	03		16	In Office Review
67340	03-06-2003	NW	New Windows	1,600	07-03-2003	100	01-01-2004			09-09-2013	DR	22		22	Change of Address
25864	09-24-1997	AD	Addition	37,500	01-01-1999	100				05-13-2010	DR	22		22	Change of Address
										06-19-2009	TP	03		52	New Construction
										10-21-2008	MK	02		52	New Construction

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	0.200	AC	176,344.00	4.05999	1.0000	5	1.00	0107	1.400				1.0000	1,002,339	200,500
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value					200,500	

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					
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	469,041
Year Built	1962
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	370,500
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		79		0.00	4,700
WDC	Wood Decking	L	456	20.00	1998		58		0.00	5,000
PAT1	Patio- Average	L	235	5.89	1998		79		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,062	1,062	1,062	237.73	252,469
FUS	Upper Story	630	630	630	237.73	149,770
PTO	Patio	0	236	0	0.00	0
TQS	Three Quarter Story	281	432	281	154.63	66,802
WDK	Wood Deck	0	457	0	0.00	0
Ttl Gross Liv / Lease Area		1,973	2,817	1,973		469,041

