

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MCCANN, CLAIRE F TR SANDALWOOD DR REALTY TRUST 155 SANDALWOOD DR  COTUIT MA 02635		2	Above Street	2	Public Water					Description	Code	Assessed	Assessed
		4	Gas	1	Paved					RESIDNTL	1010	290,100	290,100
		6	Septic							RES LAND	1010	222,300	222,300
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_942754_2696434						Plan Ref. 284/42 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		512,400	512,400		

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCANN, CLAIRE F TR	21590	0089	12-08-2006	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCANN, CLAIRE F	19402	0319	12-31-2004	U	I	0	1A	2023	1010	248,800	2022	1010	205,100	2021	1010	174,600
MCCANN, ROBERT A & CLAIRE F	2942	0278	06-28-1979	Q		43,200	U		1010	202,100		1010	139,000		1010	141,100
								Total		450,900	Total		344,100	Total		330,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	5C	RESIDENTIAL EXEMPTION	0.00				
2024	22	VETERAN	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	254,900
Appraised Xf (B) Value (Bldg)	20,800
Appraised Ob (B) Value (Bldg)	14,400
Appraised Land Value (Bldg)	222,300
Special Land Value	0
Total Appraised Parcel Value	512,400
Valuation Method	C
Total Appraised Parcel Value	512,400

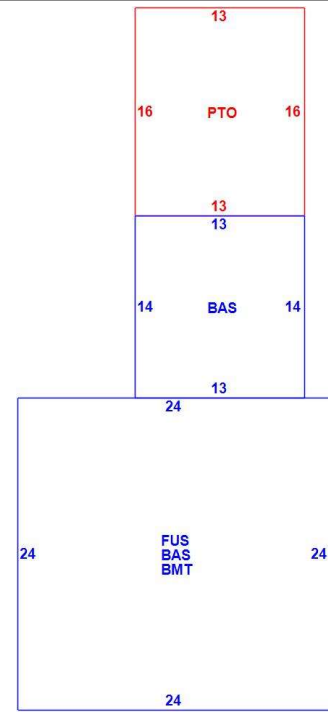
NOTES									

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
18-2295	07-18-2018	835	Sid/Wind/Roof/	7,000	06-30-2019	100	06-30-2019	Re-Roof	08-22-2023	EG	03		16	In Office Review
17-1037	04-12-2017	835	Sid/Wind/Roof/	6,669	06-30-2017	100	06-30-2017	Replacement Windows (1) U-V	08-05-2022	EG	03		16	In Office Review
201204574	08-06-2012	IN	Insulation	1,700	06-30-2013	100	06-30-2013	INSULATE-AIR SEAL	08-26-2021	CK	01		03	Cycl Insp Comp
30796	05-11-1998	DG	Detached Gara	9,300	01-01-1999	100	01-01-1999	14X24 GAR	08-18-2021	JD	03		16	In Office Review
B24861	03-01-1983	AD	Addition	0	01-15-1984	100	06-30-1984	CO ADD'N	07-21-2020	PK	03		16	In Office Review
B19493	08-01-1977	DW	Dwelling	0	01-15-1979	100	06-30-1979	CO 2 STOR	05-26-2020	DM			FR	Field Review
									01-24-2020	JD	03		16	In Office Review

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	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0107	1.400		1.0000	427,528.3	222,300

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	25	Vinyl Siding			
Exterior Wall 2	06	Vertical Sidin			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 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		314,671	
Year Built		1977	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		81	
RCNLD		254,900	
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	1996		81		0.00	5,700
FGR2	Garage- Avg-	L	336	50.00	1998		79	00	1.00	13,300
PAT1	Patio- Average	L	208	5.89	2002		83		0.00	1,100
BMT	Basement-Unfi	B	576	26.01	1996		81		0.00	15,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	758	758	758	235.89	178,801
BMT	Basement Area	0	576	0	0.00	0
FUS	Upper Story	576	576	576	235.89	135,870
PTO	Patio	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		1,334	2,118	1,334		314,671

