

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR, NEIL & SUSAN TRS OCONNOR NOMINEE TR 44 ELDER BREWSTER ROAD  DUXBURY MA 02332		3	2	1	9	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 636,300 306,600	Assessed 636,300 306,600
			4						
			6						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 22 #DL 2 GIS ID F_951902_2692684					Plan Ref. Land Ct# 3216-C #SR Life Estate PP STATU Assoc Pid#				
						Total		942,900	942,900

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OCONNOR, NEIL & SUSAN TRS		C231702	0	12-02-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
OCONNOR, NEIL & SUSAN		C132163	0	12-15-1993	U	I	206,000		2023	1010	502,300	2022	1010	465,700
BOSTON 5 CENT SVGS BANK F		C130324	0	06-07-1993	U	I	200,000	B		1010	304,000		1010	196,400
BOYD, KENNETH B & LEEANN		C110585	0	04-27-1987	Q	I	368,000	U					1010	28,500
WENIG, RAYMOND P & SANDRA		C80159	0	11-23-1982	Q	I	230,000	U	Total		806,300	Total		662,100
										Total		Total		618,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

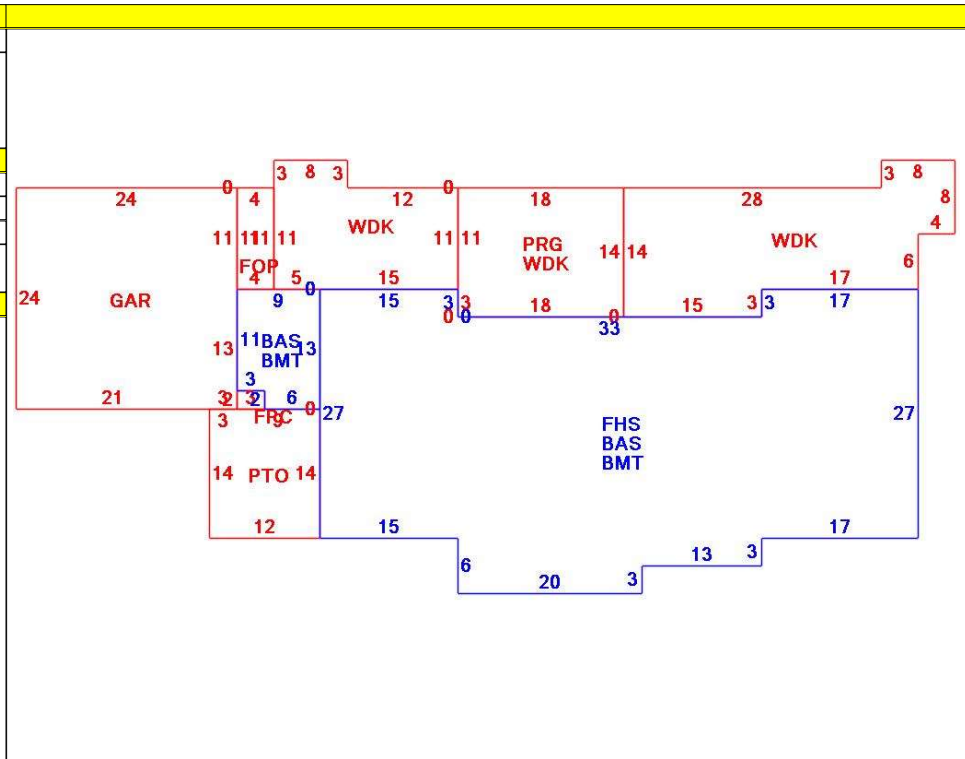
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	548,200
Appraised Xf (B) Value (Bldg)	59,600
Appraised Ob (B) Value (Bldg)	28,500
Appraised Land Value (Bldg)	306,600
Special Land Value	0
Total Appraised Parcel Value	942,900
Valuation Method	C
Total Appraised Parcel Value	942,900

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
21671	03-12-1997	NR	New Roof	8,000	06-30-1997	100	06-30-1997	REROOF 40SF	06-08-2020	WD			FR	Field Review
B19698	10-01-1977	DW	Dwelling	0	01-15-1979	100	06-30-1979	NEW CO 11	02-28-2018	SR	02		03	Cycl Insp Comp

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700	PROXIMITY TO CEDAR SW		1.0000	299,784.8
1	1010	Single Fam M-0	RF	2	0.280	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700			1.0000	24,225
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value			306,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		676,756
			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		548,200
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
PAT2	Patio-Good	L	168	9.94	1997		78		0.00	1,500
FOPC	Open Prch-roo	B	6	55.00	1996		81		0.00	500
GAR	Attached Gara	B	576	40.00	1996		81		0.00	16,600
BMT	Basement-Unfi	B	1,926	26.01	1996		81		0.00	35,100
FOP	Open Porch-ro	B	44	55.00	1996		81		0.00	2,500
WDC	Deck comp w	L	937	28.00	2017		96		0.00	22,600
PRG1	Pergola-Avg	L	252	18.00	2017		96	C	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,926	1,926	1,926	238.80	459,927
BMT	Basement Area	0	1,926	0	0.00	0
FHS	Half Story	908	1,815	908	119.47	216,829
FOP	Open Porch	0	44	0	0.00	0
FPC	Open Porch Conc. Floor	0	6	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PRG	Pergola	0	252	0	0.00	0
PTO	Patio	0	168	0	0.00	0
WDK	Wood Deck	0	937	0	0.00	0
Ttl Gross Liv / Lease Area		2,834	7,650	2,834		676,756

