

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCLEOD, JOHN W III & JANET B TRS MCLEOD FAMILY LIVING TRUST 10 PEACH TREE ROAD		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 448,500 190,700	Assessed 448,500 190,700
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
MARSTONS MIL MA 02648		Alt Prcl ID		Plan Ref. 337/1					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q YES:		Life Estate					
		#DL 1 LOT 2		PP STATU					
		#DL 2							
		GIS ID F_951310_2697787		Assoc Pid#					
						Total		639,200	639,200

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCLEOD, JOHN W III & JANET B		35985	157	09-15-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
MCLEOD STROLLO, KATHLEEN ANNE T		35778	301	05-11-2023	U	I	100	1F	2023	1010	383,000	2022	1010	317,400
MCLEOD, JOHN W III & JANET B		35778	215	05-11-2023	U	I	100	1F		1010	188,400		1010	134,000
MCLEOD, JOHN W III & JANET B TRS		28240	0210	07-01-2014	U	I	100	1A					1010	17,400
MCLEOD, JOHN W III & JANET		4156	0284	06-15-1984	Q	I	127,000	U						
						Total		571,400	Total	451,400	Total	425,300		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	404,300
Appraised Xf (B) Value (Bldg)	26,800
Appraised Ob (B) Value (Bldg)	17,400
Appraised Land Value (Bldg)	190,700
Special Land Value	0
Total Appraised Parcel Value	639,200
Valuation Method	C
Total Appraised Parcel Value	639,200

NOTES									

LAND LINE VALUATION SECTION

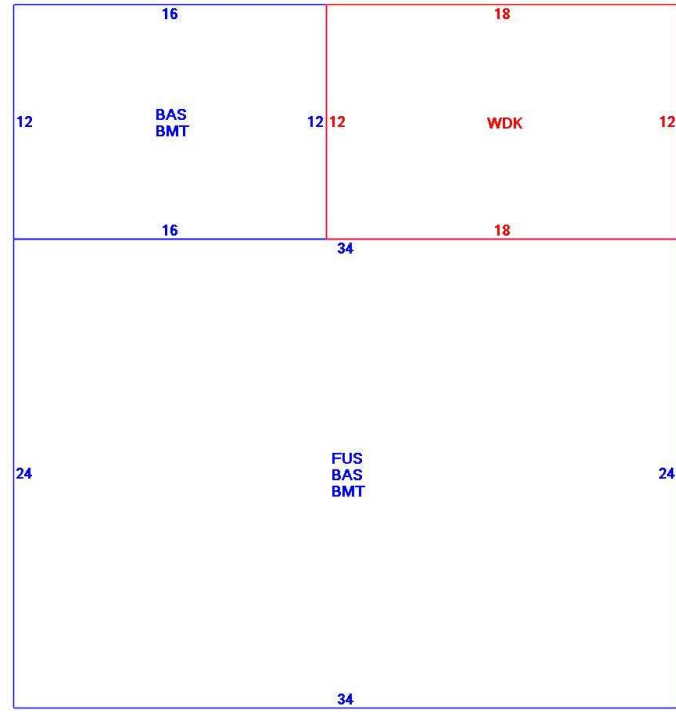
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-2222	08-02-2018	822	Insulation	3,158		100		Insulation, Air Sealing & Door	07-11-2023	JO	03		16	In Office Review
2014-04575	02-27-2016	834	Sheet Metal	0		0		AIR HANDLER IN ATTIC W/ 2	06-01-2020	DM			FR	Field Review
201004709	09-17-2010	RE	Remodel	17,500	11-30-2010	100	06-30-2011	REMOD KIT & BTH 1ST FLR	02-25-2015	SR	01		03	Cycl Insp Comp
B22000	02-01-1980	DW	Dwelling	0	01-15-1981	100	06-30-1981	MM 2 STOR	12-16-2010	RB	03		02	Bldg Permit Completed
									11-30-2010	MK	01		52	New Construction
									09-28-2005	PT	02		01	Meas/Est
									04-02-1999	FS	01		00	Meas/Listed-Interior Acces

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	3	0.610	AC	176,344.00	1.54133	1.0000	5	1.00	0106	1.150		1.0000	312,569.7	190,700
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			190,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	493,053
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	404,300
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	1998		82		0.00	4,900
FGR2	Garage- Avg-	L	484	50.00	1980		61	00	1.00	14,800
WDC	Wood Deck w/	L	216	18.00	1998		58		0.00	2,600
BMT	Basement-Unfi	B	1,008	26.01	1998		82		0.00	21,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	270.31	272,477
BMT	Basement Area	0	1,008	0	0.00	0
FUS	Upper Story	816	816	816	270.31	220,576
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,824	3,048	1,824		493,053

