

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCPARLAND, STEPHEN M & BETH F MCPARLAND FAMILY 2014 REVOCAB 150 CARRIAGE RD		1 Level	6 Septic		7 Waterfront	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 846,000 5,336,900	Assessed 846,000 5,336,900	
			2 Public Water	1 Paved	1 Excel View					
SUPPLEMENTAL DATA										
OSTERVILLE MA 02655		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 286 #DL 2			Plan Ref. Land Ct# 15365-146 #SR Life Estate PP STATU					
		GIS ID F_954891_2687963			Assoc Pid#		Total 6,182,900 6,182,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCPARLAND, STEPHEN M & BETH F TR TILTON, SUMNER B JR TR HARRINGTON, FRANCIS HARRINGTON, JACQUELYN H &		C223531 0	08-28-2020	Q	I	5,195,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		C124109 0	09-15-1992	U	I	1	A	2023	1010	721,400	2022	1010	589,400	2021	1010	529,300
		#D55126 0	04-28-1992	U		0			1010	4,888,100		1010	4,655,400		1010	4,389,400
		C124108 0	08-15-1991	U	I	1	A						1010	4,500		
								Total		5,609,500	Total		5,244,800	Total		4,923,200

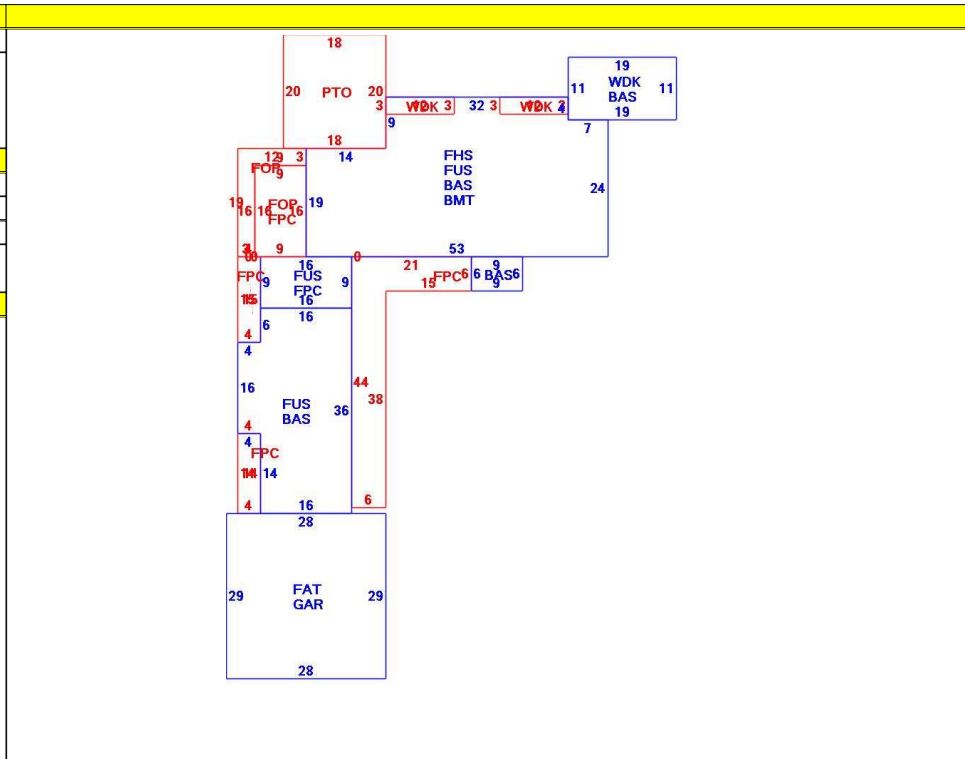
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total					0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	770,500
WF14			OSTVIL					Appraised Xf (B) Value (Bldg)	71,000
							Appraised Ob (B) Value (Bldg)	4,500	
							Appraised Land Value (Bldg)	5,336,900	
							Special Land Value	0	
							Total Appraised Parcel Value	6,182,900	
							Valuation Method	C	
							Total Appraised Parcel Value	6,182,900	

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
BLDR-20-36	01-04-2021	804	Addn Alt-Res	150,000	06-30-2021	100	06-30-2021	Exterior window replacement	07-20-2021	BM	22		22	Change of Address
20-2510	09-28-2020	804	Addn Alt-Res	200,000	06-30-2021	100	06-30-2021	Renovate Kitchen and four bat	07-12-2021	TR	03		16	In Office Review
B35331	08-01-1992	AD	Addition	25,000	01-15-1994	100	12-31-1994	OS REMOD'	06-12-2020	WD			25	NO TRESPASSING
									08-08-2017	MS	02		14	Cyclical Inspection
									04-05-2010	JR	03		15	Abatement Review
									04-02-2010	DR	03		16	In Office Review
									07-01-2008	TP	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-1	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	WF14	28.000	WETLAND	1.0000	4,937,632	4,937,600		
1	1010	Single Fam M-0	RF-1	3	0.130 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000		1.0000	2,375	300		
1	1010	Single Fam M-0	RF-1	3	1.000 AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	399,000		
					Total Card Land Units	2.13 AC						Parcel Total Land Area	2.13				Total Land Value	5,336,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.5	2 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	07	7 Bedrooms			
Full Baths	5				
Half Baths	2				
Extra Fixtures					
Total Rooms	10	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	52	5 Full-2 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr		0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,116,693		
Year Built			1935		
Effective Year Built			1979		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			31		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			69		
RCNLD			770,500		
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
FPL3	Fireplace 2 sto	B	1	7000.00	1979		69		0.00	4,800
WDC	Wood Decking	L	281	20.00	1987		36		0.00	2,100
PAT2	Patio-Good	L	360	9.94	1987		68		0.00	2,400
FOP	Open Porch-ro	B	228	55.00	1979		69		0.00	6,700
GAR	Attached Gara	B	812	40.00	1979		69		0.00	18,200
BMT	Basement-Unfi	B	1,330	26.01	1979		69		0.00	22,400
FOPC	Open Prch-roo	B	758	55.00	1979		69		0.00	18,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,233	2,233	2,233	217.34	485,316
BMT	Basement Area	0	1,330	0	0.00	0
FAT	Attic, Finished	122	812	122	32.65	26,515
FHS	Half Story	665	1,330	665	108.67	144,530
FOP	Open Porch	0	228	0	0.00	0
FPC	Open Porch Conc. Floor	0	758	0	0.00	0
FUS	Upper Story	2,114	2,114	2,114	217.34	459,453
GAR	Attached Garage	0	812	0	0.00	0
PTO	Patio	0	360	0	0.00	0
WDK	Wood Deck	0	281	0	0.00	0
Ttl Gross Liv / Lease Area		5,134	10,258	5,134		1,115,814

