

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WINCHENBAUGH, CHRISTOPHER F								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
92 BEAVER ROAD								RESIDNTL	1010	758,800	758,800			
WESTON MA 02493								RES LAND	1010	1,670,800	1,670,800			
SUPPLEMENTAL DATA												VISION		
Alt Prcl ID						Plan Ref.								
Split Zonin						Land Ct# 29137-B (SH 3)								
ResExpt Q						#SR								
#DL 1 LOT 2						Life Estate								
#DL 2						PP STATU								
GIS ID F_953120_2690294						Assoc Pid#						Total	2,429,600	2,429,600

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WINCHENBAUGH, CHRISTOPHER F & A				C178709	0	12-05-2005	U	I	1,500,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCORMICK, JOAN				D835062	0	06-15-2001	U	I	0	1F	2023	1010	689,000	2022	1010	607,600	2021	1010	470,800
MCCORMICK, JOAN				C161838	0	06-15-2001	U	I	0	1A		1010	1,315,400		1010	986,000		1010	1,015,000
MCCORMICK, JOAN				D662686	0	04-09-1996	U	I	1	1A								1010	74,000
MCCORMICK, WILLIAM M & JOAN				C123256	0	05-07-1991	U	I	1	1A									
												Total	2,004,400	Total	1,593,600	Total	1,559,800		

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total					0.00

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0122			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			551,600
Appraised Xf (B) Value (Bldg)			133,200
Appraised Ob (B) Value (Bldg)			74,000
Appraised Land Value (Bldg)			1,670,800
Special Land Value			0
Total Appraised Parcel Value			2,429,600
Valuation Method			C
Total Appraised Parcel Value			2,429,600

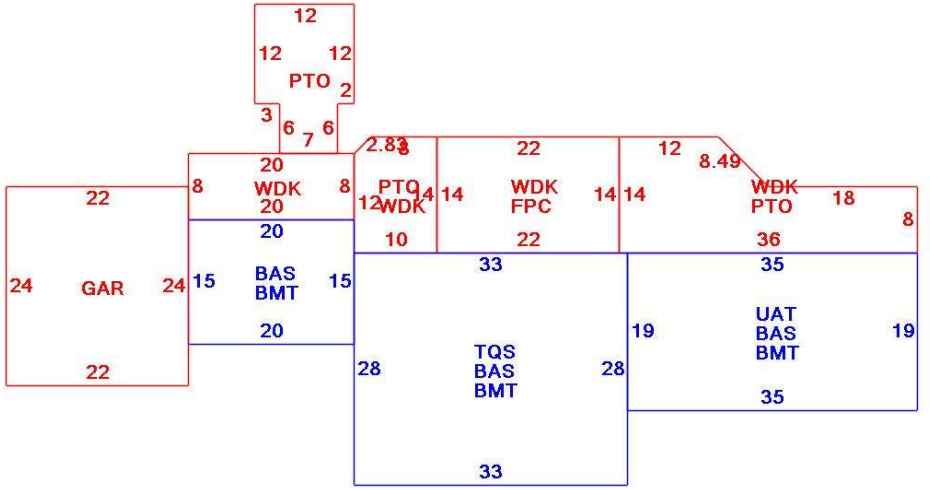
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200701865	07-10-2007	SP	Swimming Pool	35,500	11-04-2015	100	06-30-2016	POOL/PTO	06-12-2020	WD			25	NO TRESPASSING
200700109	01-17-2007	WD	Wood Deck	18,000	11-04-2015	100	06-30-2016		05-24-2017	JR	03		17	ATB Review
41879	10-20-1999	NR	New Roof	4,800	12-31-1999	100	12-31-1999		08-11-2016	SR	02		03	Cycl Insp Comp
B21699	09-01-1979	DW	Dwelling	0	12-31-1979	100	12-31-1979	OS 11/2 S	06-15-2016	JR	03		16	In Office Review
									02-22-2016	AL	22		22	Change of Address
									08-03-2015	JR	03		16	In Office Review
									09-15-2014	JR	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	0.750	AC	176,344.00	1.30239	1.0000	5	1.00	0117	9.700		1.0000	2,227,789	1,670,800
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value			1,670,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	23	Laminate			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	11				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	672,685
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	551,600
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	3	6000.00	1998		82		0.00	14,800
FPO	Ext FP Openin	B	1	2000.00	1998		82		0.00	1,600
BFA2	Bsmt Fin-VG-	B	1,260	54.47	1998		82		0.00	56,300
SPL3	Pool Gunite	L	544	75.00	2006		74	00	1.00	33,100
PAT1	Patio- Average	L	702	5.89	1998		79		0.00	3,100
GAR	Attached Gara	B	528	40.00	1998		82		0.00	15,800
BMT	Basement-Unfi	B	1,889	26.01	1998		82		0.00	35,000
WDC	Wood Decking	L	984	20.00	2007		76		0.00	13,400
SPH2	Pool Heater 50	L	1	3081.00	2007		76		0.00	2,300
SPC1	Pool Cover-Au	L	544	17.53	2007		76		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,889	1,889	1,889	263.08	496,951
BMT	Basement Area	0	1,889	0	0.00	0
FPC	Open Porch Conc. Floor	0	308	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	702	0	0.00	0
TQS	Three Quarter Story	601	924	601	171.11	158,109
UAT	Attic, Unfinished	0	665	67	26.51	17,626
WDK	Wood Deck	0	984	0	0.00	0
Ttl Gross Liv / Lease Area		2,490	7,889	2,557		672,686



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									Total			Total		1,559,800

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Nbhd	Nbhd Name		B	Tracing			Batch	Appraised Land Value (Bldg) 1,670,800					
0122							OSTVIL	Special Land Value 0					
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