

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGRORY, ANIK & PEEK, KIRSTEN 96 SOUTH AVENUE NEW CANNAN CT 06840		1 Level	5 Well 6 Septic	3 Unpaved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
						RESIDNTL	1010	1,549,300	1,549,300	
SUPPLEMENTAL DATA						RES LAND	1010	1,271,200	1,271,200	
Alt Prcl ID		Split Zonin		Plan Ref.						
#DL 1 LOT 49		#DL 2		Land Ct# 11542-4						
GIS ID F_944246_2678839		Assoc Pid#		Life Estate						
				PP STATU A:Active						
						Total		2,820,500	2,820,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRORY, ANIK & PEEK, KIRSTEN MAN		C197205	0	05-25-2012	U	I	600,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCANNELL, C & MCGRORY, A & MAN PE		C197204	0	05-25-2012	U	I	1	1A	2023	1010	1,194,300	2022	1010	1,111,900	2021	1010	944,500
SCANNELL, SUSAN L		C114992	0	08-15-1988	U	I	1	A		1010	1,167,000		1010	655,500		1010	634,800
LLOYD, MARGARET H & SHEEHAN, AUS		C114163	0	05-15-1988	U	V	1	A								1010	14,900
LLOYD, RICHARD W		C46849	0	10-01-1969	U		0										
						Total			2,361,300		Total		1,767,400		Total		1,594,200

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

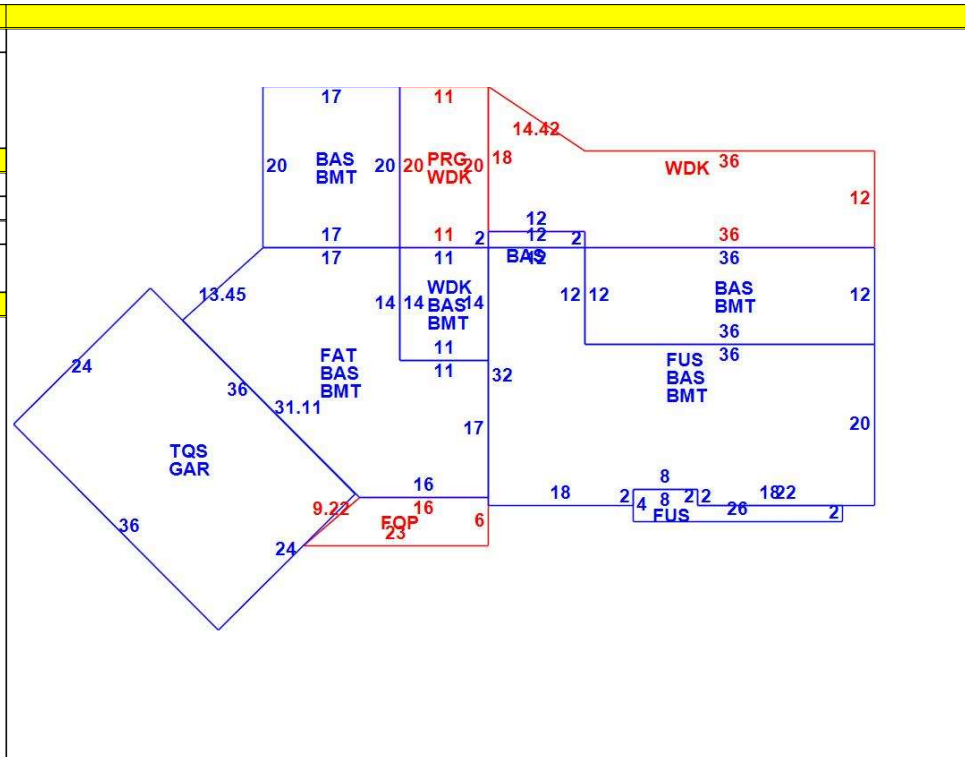
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			COTUIT

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	
19-3920	11-22-2019	822	Insulation	8,690		100		Weatherization	10-06-2022	SR	02		03	Cycl Insp Comp	
50514	12-11-2000	AD	Addition	280,000	10-10-2001	100	01-01-2002		06-04-2020	DM				FR	Field Review
									10-22-2018	KM	22			22	Change of Address
									04-02-2015	JR	03			03	Cycl Insp Comp
									01-28-2014	DR	22			22	Change of Address
									12-18-2012	RB	03			03	Cycl Insp Comp
									10-03-2012	RB	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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0114	6.500		1.0000	1,146,236	1,146,200
1	1010	Single Fam M-0	RF	2	1.350	AC 14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0000	92,625	125,000
Total Card Land Units					2.35	AC	Parcel Total Land Area					2.35	Total Land Value			1,271,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	14	14 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 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				1,728,959	
Year Built				1986	
Effective Year Built				1999	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				1,452,300	
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	2001		84		0.00	5,000
WDC	Wood Deck w/	L	974	18.00	2007		76		0.00	11,900
FOP	Open Porch-ro	B	117	55.00	2001		84		0.00	5,200
GAR	Attached Gara	B	864	40.00	2001		84		0.00	23,200
BMT	Basement-Unfi	B	2,751	26.01	2001		84		0.00	48,700
PRG1	Pergola-Avg	L	220	18.00	2007		76	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,775	2,775	2,775	375.53	1,042,107
BMT	Basement Area	0	2,751	0	0.00	0
FAT	Attic, Finished	111	737	111	56.56	41,684
FOP	Open Porch	0	117	0	0.00	0
FUS	Upper Story	1,156	1,156	1,156	375.53	434,117
GAR	Attached Garage	0	864	0	0.00	0
PRG	Pergola	0	220	0	0.00	0
TQS	Three Quarter Story	562	864	562	244.27	211,050
WDK	Wood Deck	0	974	0	0.00	0
Ttl Gross Liv / Lease Area		4,604	10,458	4,604		1,728,958

