

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCONVILLE, HERTHA G TR MCCONVILLE REALTY TRUST 352 ADAMS STREET MILTON MA 02186		1 Level	4 Gas	3 Unpaved	7 Waterfront	Description	Code	Assessed	Assessed		
			5 Well			RESIDENTL	1010	2,138,300	2,138,300		
			6 Septic			RES LAND	1010	3,420,900	3,420,900		
SUPPLEMENTAL DATA						Total				5,559,200	5,559,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 34 #DL 2 GIS ID F_944675_2679476				Plan Ref. Land Ct# 11542-Y #SR Life Estate PP STATU A:Active Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCONVILLE, HERTHA G TR		D138075	0	06-17-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCONVILLE, JOHN F & HERTHA G TRS		C169945	0	07-24-2003	Q	I	2,400,000	00	2023	1010	1,901,700	2022	1010	1,573,900	2021	1010	1,327,800
ELY, HOPE G		#D39201	0	04-15-1986	Q	I	1	U		1010	1,968,300		1010	2,326,700		1010	2,326,700
ELY, RAY A & HOPE GRAVES		C27732	0	11-03-1961	U		0		Total		3,870,000	Total		3,900,600	Total		3,663,200

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0122				COTUIT

NOTES			
<p>Appraised Bldg. Value (Card) 2,033,100</p> <p>Appraised Xf (B) Value (Bldg) 96,700</p> <p>Appraised Ob (B) Value (Bldg) 8,500</p> <p>Appraised Land Value (Bldg) 3,420,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 5,559,200</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 5,559,200</p>			

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
89985	01-30-2006	DW	Dwelling	900,000	04-07-2008	100	06-30-2008		10-06-2022	SR	02		03	Cycl Insp Comp
89984	01-30-2006	DE	Demolish		04-07-2008	100	06-30-2008	DWLG/PMT NO COST	06-04-2020	DM			FR	Field Review
17156	08-09-1996	RE	Remodel	15,000	07-15-1997	100	01-01-1997	Windows	05-15-2015	JR	03		03	Cycl Insp Comp
									10-03-2012	RB	03		16	In Office Review
									08-20-2008	JG	03		16	In Office Review
									05-07-2008	JG	03		16	In Office Review
									04-07-2008	MK	01		00	Meas/Listed-Interior Acces

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	0122	19.000		1.0000	3,350,536	3,350,500
1	1010	Single Fam M-0	RF	2	0.260	AC 14,250.00	1.00000	1.0000	0	1.00	0122	19.000		1.0000	270,750	70,400
Total Card Land Units					1.26	AC	Parcel Total Land Area					1.26	Total Land Value			3,420,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	X	Exceptional			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	21	Stone/Masonry			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	2				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	52	5 Full-2 Half			

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

COST / MARKET VALUATION		
Building Value New		2,209,908
Year Built		2007
Effective Year Built		2009
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		8
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		92
RCNLD		2,033,100
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	2011		92		0.00	5,500
PATC	Conc Pavers	L	648	15.46	2009		90		0.00	8,500
FOPC	Open Prch-roo	B	96	55.00	2011		92		0.00	4,200
GAR	Attached Gara	B	484	40.00	2011		92		0.00	16,700
BMT	Basement-Unfi	B	2,438	26.01	2011		92		0.00	48,000
FOP	Open Porch-ro	B	639	55.00			92		0.00	22,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,438	2,438	2,438	502.74	1,225,690
BMT	Basement Area	0	2,438	0	0.00	0
FOP	Open Porch	0	639	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	648	0	0.00	0
TQS	Three Quarter Story	1,743	2,681	1,743	326.85	876,283
UAT	Attic, Unfinished	0	2,106	211	50.37	106,079
Ttl Gross Liv / Lease Area		4,181	11,530	4,392		2,208,052

