

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WENDELL, JOHN W & AMY MCBRIDE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
41 OCTOBER DRIVE							RESIDENTL	1010	1,449,600	1,449,600	
FRANKLIN MA 02038							RES LAND	1010	1,131,300	1,131,300	VISION
SUPPLEMENTAL DATA							Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_955669_2690246				Plan Ref. 302/52 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#							
							Total 2,580,900 2,580,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WENDELL, JOHN W & AMY MCBRIDE	31562	0113	09-28-2018	Q	I	2,050,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WENDELL, JOHN W & AMY MCBRIDE	20221	0091	09-01-2005	U	I	1	1A	2023	1010	1,251,100	2022	1010	1,026,400	2021	1010	830,600
MCCARRON, EUGENE H & DAMATO, EV	15419	0134	07-30-2002	Q	I	1,500,000	00		1010	1,028,700		1010	834,300		1010	893,800
GREGORY, DAVID T TR	15419	0132	07-30-2002	U	I	1	1A								1010	102,100
GREGORY, DAVID T	14742	0135	01-25-2002	U	I	100	1F	Total		2,279,800	Total		1,860,700	Total		1,826,500

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

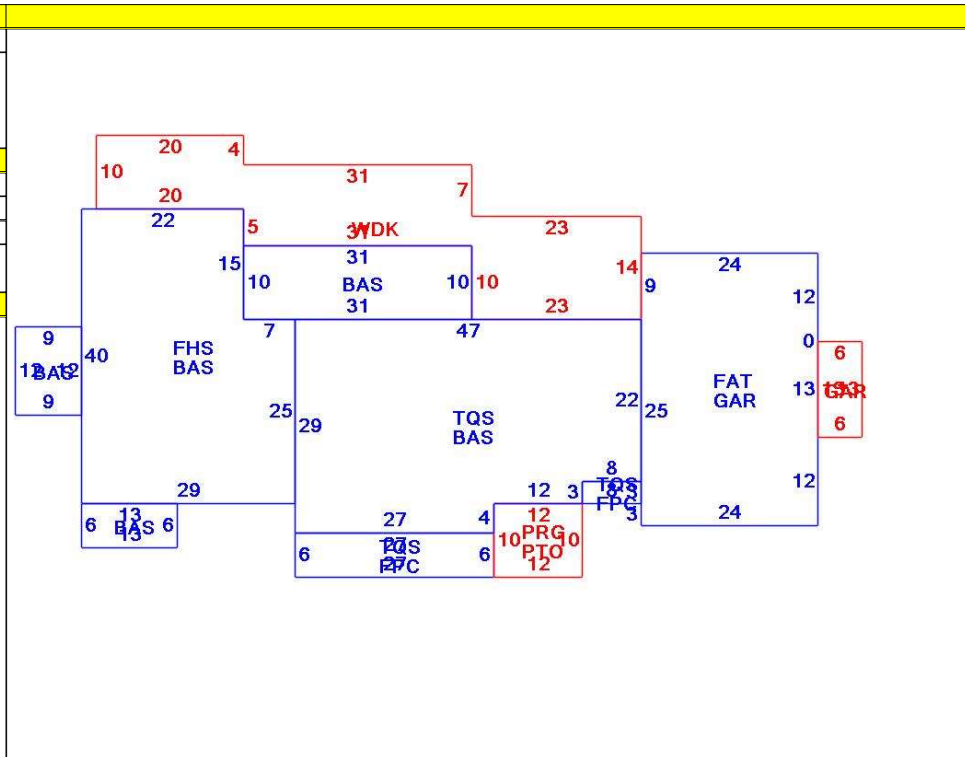
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0115			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,297,800
Appraised Xf (B) Value (Bldg)	49,700
Appraised Ob (B) Value (Bldg)	102,100
Appraised Land Value (Bldg)	1,131,300
Special Land Value	0
Total Appraised Parcel Value	2,580,900
Valuation Method	C
Total Appraised Parcel Value	2,580,900

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
18-3635	11-26-2018	804	Addn Alt-Res	155,000	06-30-2019	100	06-30-2019	Remodel first floor to include ki	06-05-2020	WD			FR	Field Review
68676	05-12-2003	OB	Out Building	25,000	03-18-2003	100	01-01-2004	POOL HSE	07-09-2019	RB	03		16	In Office Review
59661	03-15-2002	RE	Remodel	10,000	04-02-2003	100	01-01-2003	DORMER	04-09-2018	KM	02		03	Cycl Insp Comp
50706	12-21-2000	RE	Remodel	397,239	02-05-2001	100	01-01-2001		03-04-2015	AL	03		16	In Office Review
B21713	10-01-1979	DW	Dwelling	0	01-15-1981	100	12-31-1981	OS DWELL	03-20-2006	PT	02		01	Meas/Est
									04-04-2003	MF	02		02	Bldg Permit Completed
									03-12-2003	PT	02		01	Meas/Est

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	0115	6.400		1.0000	1,128,601	1,128,600
1	1010	Single Fam M-0	RF-1	3	0.030	AC 14,250.00	1.00000	1.0000	0	1.00	0115	6.400		1.0000	91,200	2,700
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			1,131,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.75	1 3/4 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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,337,901
			Year Built		1979
			Effective Year Built		2015
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		3
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		97
			RCNLD		1,297,800
			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
FPL1	Fireplace 1 sto	B	2	5000.00	2017		97		0.00	9,700
SPL3	Pool Gunite	L	840	75.00	2002		66	00	1.00	41,200
PHS2	Pool Hs/Avg.pl	L	205	120.00	2002		83	00	1.00	20,400
WDC	Wood Deck w/	L	863	18.00	2006		74		0.00	10,400
PAT2	Patio-Good	L	120	9.94	2006		87		0.00	1,200
FOP	Open Porch-ro	B	186	55.00	2017		97		0.00	8,300
GAR	Attached Gara	B	966	40.00	2017		97		0.00	29,300
PAT1	Patio- Average	L	1,524	5.89	2002		83		0.00	6,300
SPDC	POOL DECK	L	1,524	5.61	2002		83		0.00	7,100
PRG1	Pergola-Avg	L	340	18.00	2017		96	C	1.00	5,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,810	2,810	2,810	303.38	852,495
FAT	Attic, Finished	133	888	133	45.44	40,349
FHS	Half Story	528	1,055	528	151.83	160,184
FPC	Open Porch Conc. Floor	0	186	0	0.00	0
GAR	Attached Garage	0	966	0	0.00	0
PRG	Pergola	0	120	0	0.00	0
PTO	Patio	0	120	0	0.00	0
TQS	Three Quarter Story	939	1,445	939	197.14	284,873
WDK	Wood Deck	0	863	0	0.00	0
Ttl Gross Liv / Lease Area		4,410	8,453	4,410		1,337,901



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BID Parcel				#SR							
ResExpt Q				Life Estate							
#DL 1 LOT 2				PP STATU A:Active							
#DL 2				Assoc Pid#							
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0115			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
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