Property Location 18 BLUEBERRY LANE | Map ID 102/ 123/ / / | Bldg Name | State Use 1010
Vision ID 5836 | Account # 50198 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/31/2024 9:35:02 AM

CURRENT OWNER

RAHILLY, THOMAS J & MARY L, CALL
KATHLEEN&RAHILLY,KOLLEEN P &K
RAHILLY FAMILY TRUST
41 EDISON AVENUE
DEDHAM MA 02026

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	6 Septic	1 Paved	
	4 Gas		
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID
Split Zonin
BID Parcel
ResExpt Q
#DL 1 LOT 108
#DL 2
GIS ID F_957014_2707130

Plan Ref. 138/25
Land Ct#
#SR
Life Estate
PP STATU
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	362,900	362,900
RES LAND	1010	146,700	146,700
Total		509,600	509,600

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
RAHILLY, THOMAS J & MARY L, CALLAH	28296	0112	07-31-2014	U	I	1	1A
RAHILLY, THOMAS J ET UX	11641	0015	08-18-1998	U	I	1	1A
RAHILLY, THOMAS J & MARY A	1452	0646	10-17-1969	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	309,500	2022	1010	259,100	2021	1010	219,300
	1010	133,300		1010	98,800		1010	98,800
							1010	4,800
	Total	442,800		Total	357,900		Total	322,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	320,800
Appraised Xf (B) Value (Bldg)	37,300
Appraised Ob (B) Value (Bldg)	4,800
Appraised Land Value (Bldg)	146,700
Special Land Value	0
Total Appraised Parcel Value	509,600
Valuation Method	C
Total Appraised Parcel Value	509,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201502798	05-27-2015	WD	Wood Deck	3,500	08-13-2015	100	06-30-2016	REPLACE EXISTING DECK O
B35076	05-01-1992	AD	Addition	2,500	01-15-1993	100	01-15-1993	MM ENC DE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-07-2020	LS			FR	Field Review
01-06-2016	SR	02		02	Bldg Permit Completed
07-06-2006	PT	02		01	Meas/Est
09-20-1999	MF	01		00	Meas/Listed-Interior Acces
02-15-1993	ML	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	3	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700

Total Card Land Units 0.23 AC | Parcel Total Land Area 0.23 | Total Land Value 146,700

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	08	Raised Ranch
Model	01	Residential
Grade:	C	Average
Stories	1	1 Story
Exterior Wall 1	06	Vertical Sidin
Exterior Wall 2	25	Vinyl Siding
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	1	
Half Baths	1	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	11	1 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

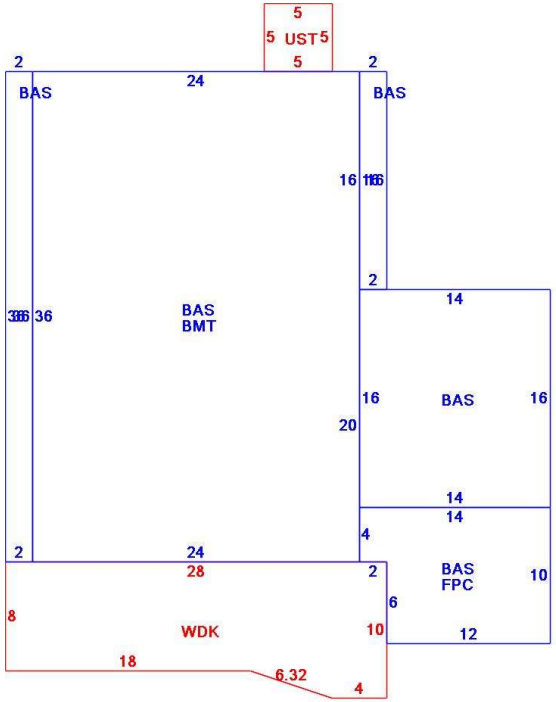
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	411,325
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	320,800
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	1	5000.00	1993		78		0.00	3,900
BFA	Bsmt Fin-Avg	B	740	17.36	1993		78		0.00	10,000
UST	Utility Storage-	B	25	17.11	1993		78		0.00	400
BMT	Basement-Unfi	B	864	26.01	1993		78		0.00	18,700
WDC	Wood Decking	L	238	20.00	2015		92		0.00	4,800
FOPC	Open Prch-roo	B	128	55.00	1993		78		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	311.61	411,325
BMT	Basement Area	0	864	0	0.00	0
FPC	Open Porch Conc. Floor	0	128	0	0.00	0
UST	Utility Enclosure	0	25	0	0.00	0
WDK	Wood Deck	0	238	0	0.00	0
	Ttl Gross Liv / Lease Area	1,320	2,575	1,320		411,325