

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OHARA, JOHN M & JANE M TRS THE OHARA FAMILY REVOCABLE TR 89 BIRDS HILL AVENUE NEEDHAM MA 02492		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	325,900	325,900
			6 Septic			RES LAND	1010	259,100	259,100
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_956765_2725601				Plan Ref. 239/77 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 585,000 585,000			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
OHARA, JOHN M & JANE M TRS		32636 0286	01-21-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
OHARA, JOHN M & JANE M		22774 0319	03-24-2008	Q	I	341,625	00	2023	1010	280,700	2022	1010	245,500		
WOODWARD, DERRICK & PAMELA, S T,		10122 0184	03-29-1996	U	I	1	A		1010	236,600		1010	165,700		
WOODWARD, DERRICK & PAMELA		3392 0107	11-09-1981	Q		16,500	U					1010	5,700		
Total										517,300		Total	411,200	Total	370,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			WBARNS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	283,800
Appraised Xf (B) Value (Bldg)	36,400
Appraised Ob (B) Value (Bldg)	5,700
Appraised Land Value (Bldg)	259,100
Special Land Value	0
Total Appraised Parcel Value	585,000
Valuation Method	C
Total Appraised Parcel Value	585,000

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
B29296	05-01-1986	DW	Dwelling	57,000	01-15-1987	100	12-31-1987	WB 1 STOR	05-19-2020	DM			FR	Field Review
									09-14-2016	SR	02		03	Cycl Insp Comp
									02-18-2009	NF	02		20	Sale Review
									08-21-2006	PT	02		14	Cyclical Inspection
									03-24-2000	PT	01		00	Meas/Listed-Interior Acces
									05-15-1987	AM				

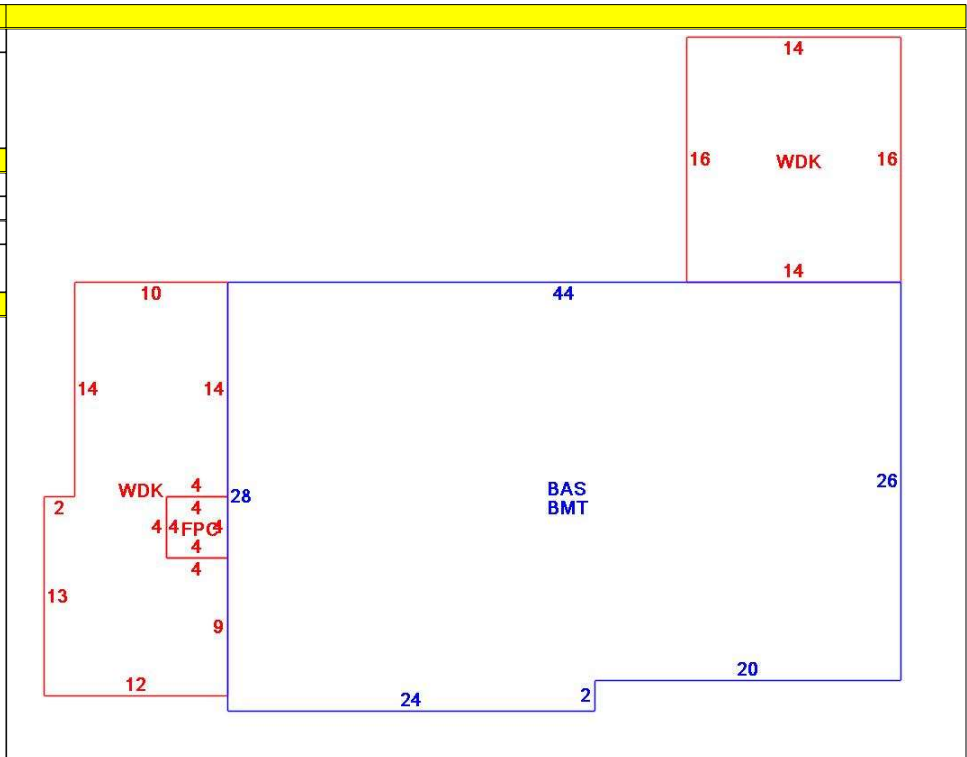
LAND LINE VALUATION SECTION

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	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	5	0.610	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	12,200
Total Card Land Units					1.61	AC	Parcel Total Land Area					1.61	Total Land Value			259,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	337,813
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	283,800
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	2001		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	900	8.05	2001		84		0.00	6,100
WDC	Wood Decking	L	504	20.00	1999		60		0.00	5,700
FOPC	Open Prch-roo	B	16	55.00	2001		84		0.00	1,100
BMT	Basement-Unfi	B	1,192	26.01	2001		84		0.00	25,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	283.40	337,813
BMT	Basement Area	0	1,192	0	0.00	0
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
WDK	Wood Deck	0	504	0	0.00	0
Ttl Gross Liv / Lease Area		1,192	2,904	1,192		337,813

