

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCGRAW, JOHN L & MARJORIE 157 EEL RIVER ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1090	6,504,500	6,504,500		
			6 Septic			RES LAND	1090	5,696,400	5,696,400		
SUPPLEMENTAL DATA						Total				12,200,900	12,200,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT D 27 #DL 2 GIS ID F_959640_2688329				Plan Ref. Land Ct# 3145-S #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRAW, JOHN L & MARJORIE		C128079	0	10-15-1992	Q	I	3,654,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCLINTOCK, JOHN R D T		#D33235	0	04-15-1984	U	I	0	A	2023	1090	5,612,300	2022	1090	4,631,500	2021	1090	3,716,200
STONE, EDWARD D & MCCLINTOCK, JO		C59863	0	09-07-1973	U		0			1090	5,279,600		1090	4,199,000		1090	3,876,000
									Total	10,891,900	Total	8,830,500	Total	7,920,800			

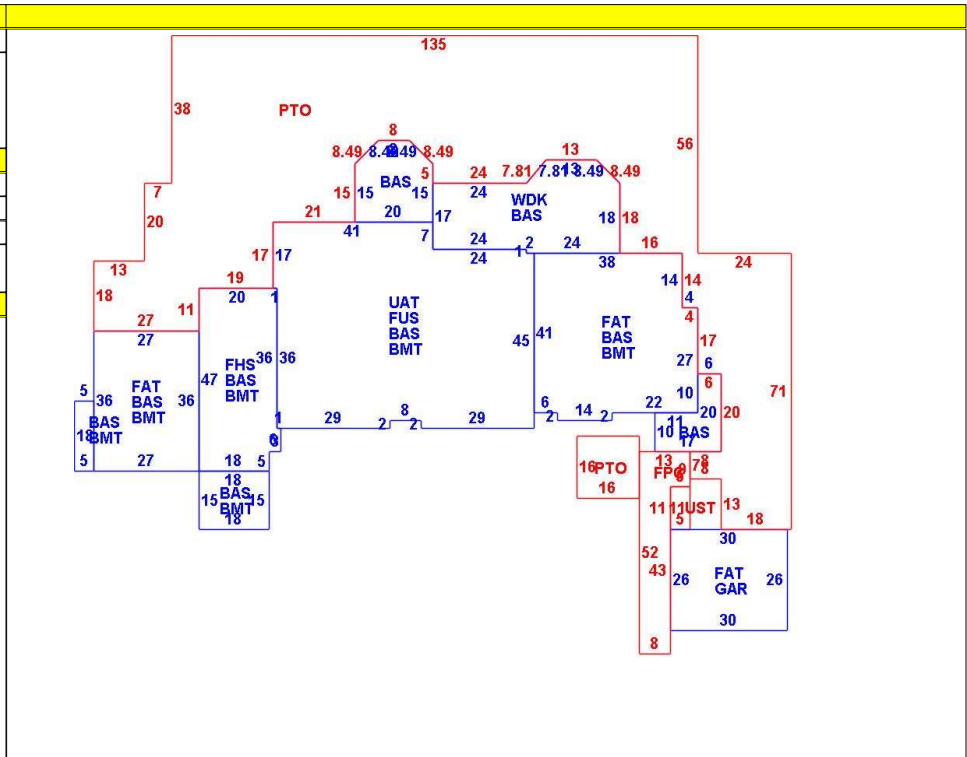
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
WF10				OSTVIL	Appraised Bldg. Value (Card)	5,639,900		
					Appraised Xf (B) Value (Bldg)	326,000		
					Appraised Ob (B) Value (Bldg)	538,600		
					Appraised Land Value (Bldg)	5,696,400		
					Special Land Value	0		
					Total Appraised Parcel Value	12,200,900		
					Valuation Method	C		
					Total Appraised Parcel Value	12,200,900		

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
										BLDR-21-13	11-12-2021	880	Alt-Int work-Res	6,000		100		INSTALLATION OF HELICAL	11-19-2020	SR	01		03	Cycl Insp Comp
										EXPR-21-1	09-27-2021	835	Sid/Wind/Roof/	60,000		100		* REPLACE THE RED CEDA	07-15-2020	PK	03		16	In Office Review
										EXPR-21-11	08-10-2021	835	Sid/Wind/Roof/	120,000		100		RE-ROOF	05-28-2020	WD			FR	Field Review
										18-2271	07-17-2018	835	Sid/Wind/Roof/	25,000		100		Re-Roof Cottage	02-13-2019	CK	22		22	Change of Address
										16-349	02-18-2016	835	Sid/Wind/Roof/	25,000		100		reroof residential (stripping old						
										20061115	07-25-2006	OB	Out Building	80,000	10-30-2007	100	06-30-2007	25X37 CABANA						
										20060451	06-13-2006	SP	Swimming Pool	50,000	10-30-2007	100	06-30-2008							

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	1090	Multi Hses M-01	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF10	26.000		1.0000	4,584,944	4,584,900
Total Card Land Units					1.00	AC	Parcel Total Land Area					4.00	Total Land Value			4,584,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	X	Exceptional			
Stories	2.75	2 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	22	22 Rooms			
Bath Style	03	Modern			
Kitchen Style	03	Luxurious			
Occupancy					
Usrflid 105	3				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	60	6 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			5,827,742		
Year Built		2002			
Effective Year Built		2007			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		9			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		91			
RCNLD		5,303,200			
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
FPL3	Fireplace 2 sto	B	2	7000.00	2009		91		0.00	12,700
FPO	Ext FP Openin	B	2	2000.00	2009		91		0.00	3,600
FPL1	Fireplace 1 sto	B	1	5000.00	2009		91		0.00	4,600
BFA2	Bsmt Fin-VG-	B	1,400	54.47	2009		91		0.00	69,400
BGAR	Bsmt Garage	B	1	2326.00	2009		91		0.00	2,100
DKHD	Dock-Heavy	L	1	205000.0	1992		46		0.00	94,300
SPL3	Pool Gunite	L	960	75.00	2007		76	00	1.00	53,000
PHS3	Pool Hs/Good,	L	694	180.00	2007		88	00	1.00	109,900
FOPC	Open Prch-roo	B	324	55.00	2009		91		0.00	11,300
PATF	Flagstone Pav	L	8,260	30.00	2006		87		0.00	215,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,842	8,842	8,842	432.52	3,824,321
BMT	Basement Area	0	7,277	0	0.00	0
FAT	Attic, Finished	517	3,446	517	64.89	223,612
FHS	Half Story	468	936	468	216.26	202,418
FPC	Open Porch Conc. Floor	0	461	0	0.00	0
FUS	Upper Story	3,315	3,315	3,315	432.52	1,433,796
GAR	Attached Garage	0	780	0	0.00	0
PTO	Patio	0	8,516	0	0.00	0
UAT	Attic, Unfinished	0	3,315	332	43.32	143,596
UST	Utility Enclosure	0	55	0	0.00	0
Ttl Gross Liv / Lease Area		13,142	37,894	13,474		5,827,743



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGRAW, JOHN L & MARJORIE 157 EEL RIVER ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 6,504,500 5,696,400	Assessed 6,504,500 5,696,400
			4 Gas		1 Excel View				
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT D 27 #DL 2 GIS ID F_959640_2688329			Plan Ref. Land Ct# 3145-S #SR Life Estate PP STATU Assoc Pid#			Total 12,200,900 12,200,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	5,612,300	2022	1090	4,631,500	2021	1090	3,716,200
									1090	5,279,600		1090	4,199,000		1090	3,876,000
															1090	328,600
								Total		10,891,900	Total		8,830,500	Total		7,920,800

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,639,900
Appraised Xf (B) Value (Bldg)	326,000
Appraised Ob (B) Value (Bldg)	538,600
Appraised Land Value (Bldg)	5,696,400
Special Land Value	0
Total Appraised Parcel Value	12,200,900
Valuation Method	C
Total Appraised Parcel Value	12,200,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF10			OSTVIL

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	X	Exceptional									
Stories	2.75	2 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	19	Brick Veneer				Parcel Id		C	Owne	0.0	
Roof Structure	03	Gable/Hip						B	S		
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	22	22 Rooms				External Obsol					
Bath Style	03	Modern				Trend Factor					
Kitchen Style	03	Luxurious				Condition					
Occupancy						Condition %					
Usrflid 105	3					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	60	6 Full-0 Half				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	
WDC	Wood Decking	L	951	20.00	2006		74		0.00	12,600	
WDC	Wood Decking	L	2,000	20.00	2006		74		0.00	25,800	
FOPC	Open Prch-roo	B	461	55.00	2009		91		0.00	15,600	
GAR	Attached Gara	B	780	40.00	2009		91		0.00	23,200	
UST	Utility Storage-	B	55	17.11	2009		91		0.00	800	
BMT	Basement-Unfi	B	7,277	26.01	2009		91		0.00	129,900	
GEN	Emergency Ge	L	1	5550.00	2000		62		0.00	3,400	
PATF	Flagstone Pav	L	256	30.00	2006		87		0.00	7,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Wood Deck	0	951	0	0.00	0					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCGRAW, JOHN L & MARJORIE 157 EEL RIVER ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1090	6,504,500	6,504,500		
			6 Septic			RES LAND	1090	5,696,400	5,696,400		
SUPPLEMENTAL DATA						Total				12,200,900	12,200,900
Alt Prcl ID		Split Zonin		Plan Ref.							
#DL 1		LOT D 27		Land Ct# 3145-S							
#DL 2				#SR							
ResExpt Q		YES:		Life Estate							
GIS ID		F_959640_2688329		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRAW, JOHN L & MARJORIE		C128079	0	10-15-1992	Q	I	3,654,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCLINTOCK, JOHN R D T		#D33235	0	04-15-1984	U	I	0	A	2023	1090	5,612,300	2022	1090	4,631,500	2021	1090	3,716,200
STONE, EDWARD D & MCCLINTOCK, JO		C59863	0	09-07-1973	U		0			1090	5,279,600		1090	4,199,000		1090	3,876,000
																1090	328,600
									Total		10,891,900	Total		8,830,500	Total		7,920,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
WF10						OSTVIL											

NOTES										VISIT / CHANGE HISTORY									
Change eff age FY98.										Date	Id	Type	Is	Cd	Purpost/Result				

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				

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	
2	1090	Multi Hses M-01	RF-1	3	3.000	AC	14,250.00	1.00000	1.0000	0	1.00	WF10	26.000		1.0000	370,500	1,111,500	
Total Card Land Units					3.00	AC	Parcel Total Land Area					4.00	Total Land Value					1,111,500

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCGRAW, JOHN L & MARJORIE 157 EEL RIVER ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1090	6,504,500	6,504,500		
			6 Septic			RES LAND	1090	5,696,400	5,696,400		
SUPPLEMENTAL DATA						Total				12,200,900	12,200,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT D 27 #DL 2 GIS ID F_959640_2688329				Plan Ref. Land Ct# 3145-S #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRAW, JOHN L & MARJORIE		C128079	0	10-15-1992	Q	I	3,654,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCLINTOCK, JOHN R D T		#D33235	0	04-15-1984	U	I	0	A	2023	1090	5,612,300	2022	1090	4,631,500	2021	1090	3,716,200
STONE, EDWARD D & MCCLINTOCK, JO		C59863	0	09-07-1973	U		0			1090	5,279,600		1090	4,199,000		1090	3,876,000
									Total	10,891,900	Total	8,830,500	Total	7,920,800			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing		Batch						
WF10				OSTVIL								
NOTES								Appraised Bldg. Value (Card)				5,639,900
								Appraised Xf (B) Value (Bldg)				326,000
								Appraised Ob (B) Value (Bldg)				538,600
								Appraised Land Value (Bldg)				5,696,400
								Special Land Value				0
								Total Appraised Parcel Value				12,200,900
								Valuation Method				C
								Total Appraised Parcel Value				12,200,900

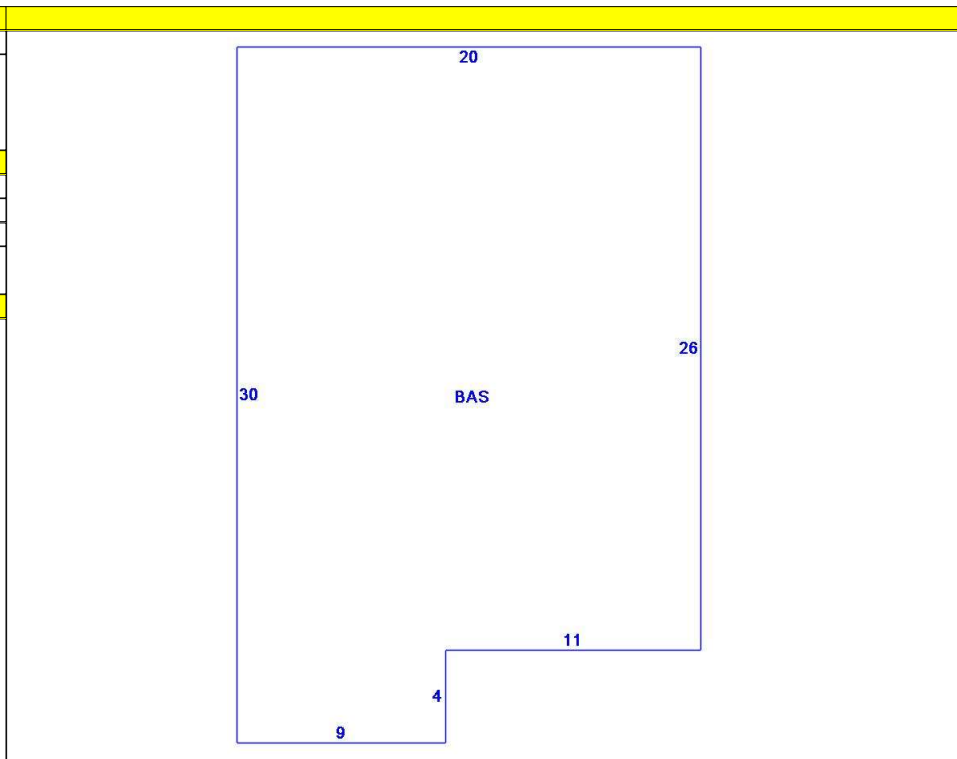
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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	
3	1090	Multi Hses M-01	RF-1	3	0 SF	0.00	1.00000	1.0000	5	1.00	WF10	26.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					4.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	07	Knotty Pine			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 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	127,996
Year Built	1920
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	88,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1979		69		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	556	556	556	230.21	127,996
Ttl Gross Liv / Lease Area		556	556	556		127,996



11.19.2020