

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCARTHY, MARK C & CLAIRE M TR MARK C MCCARTHY REVOCABLE LI 191 NAGOG HILL ROAD ACTON MA 01720		1 Level	2 Public Water	1 Paved	1 Golf Course	Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,940,100	1,940,100		
			6 Septic			RES LAND	1010	1,115,800	1,115,800		
SUPPLEMENTAL DATA						Total				3,055,900	3,055,900
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 14421-C							
#DL 1 LOT 2		#DL 2		Life Estate							
GIS ID F_959403_2691521		Assoc Pid#		PP STATU A:Active							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARTHY, MARK C & CLAIRE M TRS		C207450	0	09-23-2015	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TARDANICO, MARY JANE TR		C149607	0	08-03-1998	Q	I	375,000	1P	2023	1010	1,510,500	2022	1010	1,387,400	2021	1010	1,175,600
LEVIN, KIM		C107782	0	08-15-1986	U	I	1	A		1010	900,100		1010	793,700		1010	793,700
LEVIN, AARON A & JEAN L		C102194	0	06-15-1985	U	I	1	A								1010	19,500
LEVIN, AARON A		C75770	0	10-03-1978	U		0		Total			Total			Total		
									2,410,600			2,181,100			1,988,800		

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0114				OSTVIL						
NOTES				Appraised Bldg. Value (Card)						1,825,700
				Appraised Xf (B) Value (Bldg)						94,900
				Appraised Ob (B) Value (Bldg)						19,500
				Appraised Land Value (Bldg)						1,115,800
				Special Land Value						0
				Total Appraised Parcel Value						3,055,900
				Valuation Method						C
				Total Appraised Parcel Value						3,055,900

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	
32596	08-06-1998	DW	Dwelling	250,000	07-25-2000	100	06-05-1999	DEMO ALSO	06-01-2020	WD			FR	Field Review	
									05-16-2018	KM	02		03	Cycl Insp Comp	
									05-10-2016	JR	03		20	Sale Review	
									10-08-2015	AL	03		16	In Office Review	
									10-06-2015	AL	03		16	In Office Review	
									09-29-2015	AL	03		16	In Office Review	
									03-19-2015	JR	03		03	Cycl Insp Comp	

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	RC	3	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0116	7.100	GOLF COURSE FRONT	1.0000	2,231,650	1,115,800
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value				1,115,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	X-	Exceptional Mi			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		2,051,365
			Year Built		1999
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		1,825,700
			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	1	7000.00	2007		89		0.00	6,200
FPO	Ext FP Openin	B	1	2000.00	2007		89		0.00	1,800
WDC	Wood Decking	L	256	20.00	2010		82		0.00	4,500
PATC	Conc Pavers	L	949	15.46	2010		91		0.00	12,100
FOPC	Open Prch-roo	B	676	55.00	2007		89		0.00	21,800
GAR	Attached Gara	B	956	40.00	2007		89		0.00	26,600
BMT	Basement-Unfi	B	1,920	26.01	2007		89		0.00	38,500
FPIT	Fire Pit	L	1	3010.00	2017		98	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,097	2,097	2,097	436.28	914,869
BMT	Basement Area	0	1,920	0	0.00	0
FPC	Open Porch Conc. Floor	0	676	0	0.00	0
FUS	Upper Story	1,984	1,984	1,984	436.28	865,570
GAR	Attached Garage	0	956	0	0.00	0
PTO	Patio	0	949	0	0.00	0
TQS	Three Quarter Story	621	956	621	283.40	270,927
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		4,702	9,794	4,702		2,051,366

