

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNEIL, DENISE & LOUIS J TRS DENISE MCNEIL IRREV TRUST 15 LAKEVIEW AVENUE DANVERS MA 01923-1260		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 605,900 300,500	Assessed 605,900 300,500
		4 Gas							
		6 Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_958704_2694458					Plan Ref. 320/27 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							906,400		906,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCNEIL, DENISE & LOUIS J TRS	27544	0322	07-16-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNEIL, LOUIS J & DENISE	16989	0258	05-28-2003	Q	I	595,000	00	2023	1010	548,000	2022	1010	466,300	2021	1010	367,400
FAZIO, PAUL A & MARINA L TRS	7047	0300	02-15-1990	Q	I	300,000	U		1010	297,400		1010	190,700		1010	202,600
MURPHY, MARGARET F	6656	0288	03-15-1989	U	I	1	A								1010	40,700
MURPHY, MARGARET F	P0503-E1	0	05-15-1987	U		1	A									
Total								845,400		Total		657,000		Total		610,700

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			
0108				OSTVIL	Appraised Bldg. Value (Card)	506,400	
					Appraised Xf (B) Value (Bldg)	58,800	
					Appraised Ob (B) Value (Bldg)	40,700	
					Appraised Land Value (Bldg)	300,500	
					Special Land Value	0	
					Total Appraised Parcel Value	906,400	
					Valuation Method	C	
					Total Appraised Parcel Value	906,400	

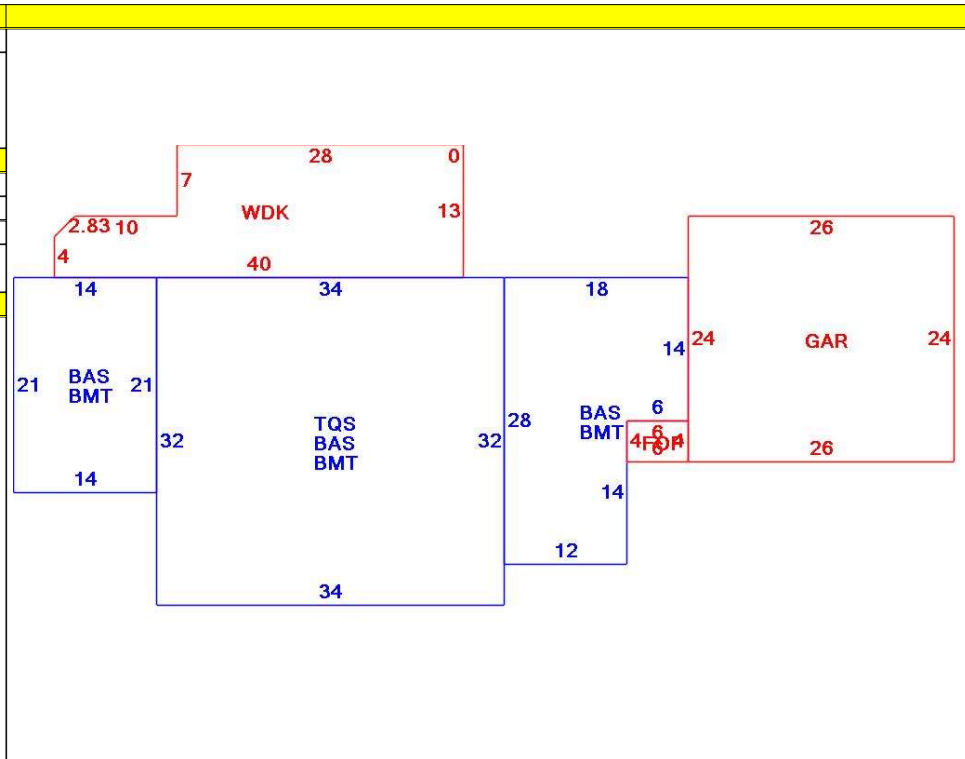
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
17-3224	09-19-2017	835	Sid/Wind/Roof/	4,800		100		replace 10 windows - .27/.29 u	05-29-2020	WD			FR	Field Review	
76038	04-16-2004	WD	Wood Deck	500	06-21-2005	100	01-01-2005		08-15-2017	MS	02			14	Cyclical Inspection
73464	12-09-2003	SP	Swimming Pool	25,000	01-01-2004	100	01-01-2004		09-15-2014	JR	03			16	In Office Review
									11-09-2006	PT	02			14	Cyclical Inspection
									06-21-2005	MF	02			02	Bldg Permit Completed
									01-01-2004	MF	02			02	Bldg Permit Completed
									06-08-2001	PT	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-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8
1	1010	Single Fam M-0	RF-1	3	0.030	AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			300,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	625,145
Year Built	1979
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	506,400
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1997		81		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
SPL2	Pool Vinyl	L	816	55.00	2003		68	00	1.00	28,300
WDC	Wood Decking	L	434	20.00	1998		58		0.00	4,800
FOP	Open Porch-ro	B	24	55.00	1997		81		0.00	1,600
GAR	Attached Gara	B	624	40.00	1997		81		0.00	17,500
BMT	Basement-Unfi	B	1,802	26.01	1997		81		0.00	33,200
PAT1	Patio- Average	L	1,052	5.89	2003		68		0.00	3,800
SHED	Shed	L	120	18.00	1992		46		0.00	1,000
SPH3	Pool Heater 80	L	1	4116.00	2003		68		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,802	1,802	1,802	249.16	448,988
BMT	Basement Area	0	1,802	0	0.00	0
FOP	Open Porch	0	24	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
TQS	Three Quarter Story	707	1,088	707	161.91	176,157
WDK	Wood Deck	0	434	0	0.00	0
Ttl Gross Liv / Lease Area		2,509	5,774	2,509		625,145

