

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCARTHY, EDWARD F JR & CLAUD EDWARD/CLAUDIA REALTY TRUST 25 POND STREET WINCHESTER MA 01890		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	358,000	358,000		
			6 Septic			RES LAND	1010	168,600	168,600		
SUPPLEMENTAL DATA						Total				526,600	526,600
		Alt Prcl ID	Split Zonin		Plan Ref. 187/93						
		BID Parcel			Land Ct#						
		ResExpt Q			#SR						
		#DL 1	LOTS 1 & 3 & LOT 8B - 326		Life Estate						
		#DL 2			PP STATU						
		GIS ID	F_960801_2697400		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARTHY, EDWARD F JR & CLAUDIA		25501	0106	06-10-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
MCCARTHY, EDWARD F JR & CLAUDIA		25189	0061	01-18-2011	U	I	1	1A	2023	1010	313,700	2022	1010	272,500			
COMMITO, THOMAS FRANCIS		6295	0040	06-15-1988	U	I	1	A		1010	153,200	2021	1010	113,500			
COMMITO, ADO		2215	0286	07-30-1975	Q		41,900	U					1010	3,700			
Total									466,900		Total		386,000		Total		337,200

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					
0105				OSTVIL					
NOTES									
								Appraised Bldg. Value (Card)	303,300
								Appraised Xf (B) Value (Bldg)	51,000
								Appraised Ob (B) Value (Bldg)	3,700
								Appraised Land Value (Bldg)	168,600
								Special Land Value	0
								Total Appraised Parcel Value	526,600
								Valuation Method	C
								Total Appraised Parcel Value	526,600

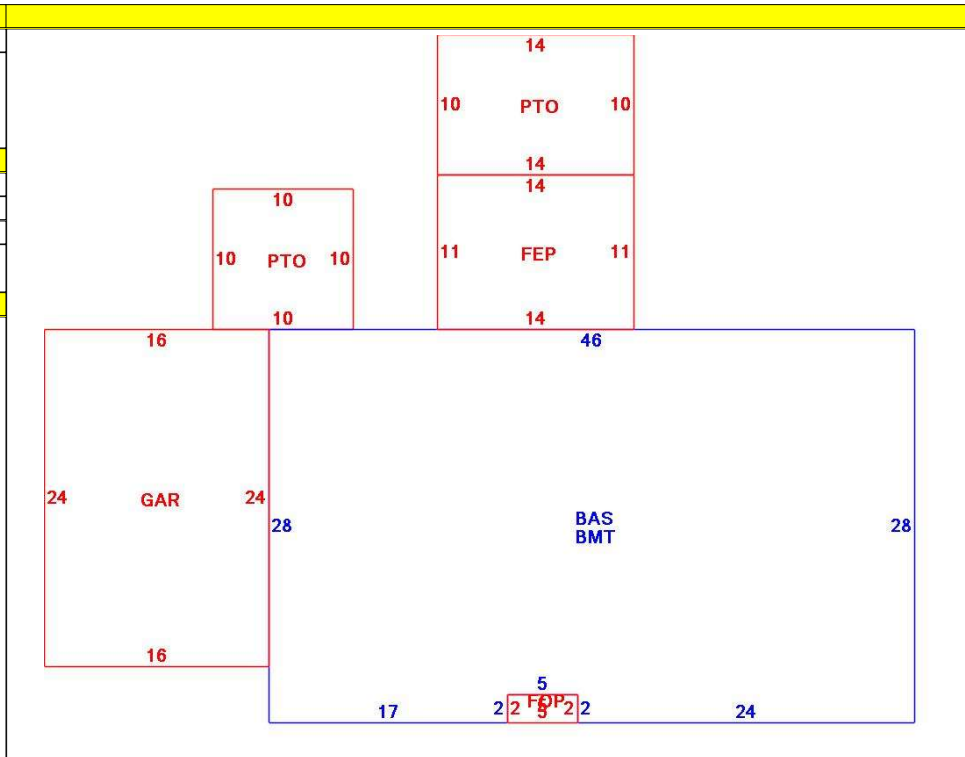
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B17637	04-01-1975	DW	Dwelling	0	01-15-1976	100		OS 1 STOR	05-26-2020	WD			FR	Field Review
									05-21-2018	MS	03		16	In Office Review
									01-31-2017	KM	02		03	Cycl Insp Comp
									05-15-2014	TW	22		22	Change of Address
									02-16-2011	DR	03		16	In Office Review
									11-18-2010	DR	22		22	Change of Address
									12-05-2006	PT	02		14	Cyclical Inspection

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	0.670	AC	176,344.00	1.42670	1.0000	5	1.00	0105	1.000		1.0000	251,589.9	168,600
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			168,600	

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	25	Vinyl Siding			
Exterior Wall 2	06	Vertical Sidin			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	379,068
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	303,300
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	1995		80		0.00	4,000
PAT2	Patio-Good	L	140	9.94	1997		78		0.00	1,300
FEP	Enclosed porc	B	154	70.00	1995		80		0.00	8,600
GAR	Attached Gara	B	384	40.00	1995		80		0.00	12,500
BMT	Basement-Unfi	B	1,278	26.01	1995		80		0.00	25,100
PAT1	Patio- Average	L	100	5.89	2017		98		0.00	700
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
FOP	Open Porch-ro	B	10	55.00	1995		80		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,278	1,278	1,278	296.61	379,068
BMT	Basement Area	0	1,278	0	0.00	0
FEP	Enclosed Porch	0	154	0	0.00	0
FOP	Open Porch	0	10	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,278	3,344	1,278		379,068

