

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCARTIN, MICHAEL T & NANCY A T MACCARTIN FAMILY TRUST 280 BOYLSTON STREET UNIT PHO2 CHESTNUT HIL MA 02467								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
								RESIDNTL	1010	661,500	661,500	
								RES LAND	1010	151,900	151,900	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 LOTS 11 12 13 & 19 GIS ID F_960060_2697723				Plan Ref. 247/61, 247/137 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		813,400	813,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCARTIN, MICHAEL T & NANCY A TRS	35115	125	05-12-2022	Q	I	949,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAHAM, ANTHONY JR	32117	0268	06-26-2019	Q	I	600,000	00	2023	1010	574,000	2022	1010	494,400	2021	1010	395,200
EMERALD DEVELOPMENT CORP	30837	0074	10-18-2017	U	V	110,000	1P		1010	138,100		1010	102,300		1010	102,300
EFRON, BRUCE TR	27933	0114	01-13-2014	U	V	0	1			0			12,700			
EFRON, RICHARD & BRUCE TRS	23572	0350	03-31-2009	U	V	0	1	Total		712,100	Total		596,700	Total		510,200

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)						586,900
				Appraised Xf (B) Value (Bldg)						61,900
				Appraised Ob (B) Value (Bldg)						12,700
				Appraised Land Value (Bldg)						151,900
				Special Land Value						0
				Total Appraised Parcel Value						813,400
				Valuation Method						C
				Total Appraised Parcel Value						813,400

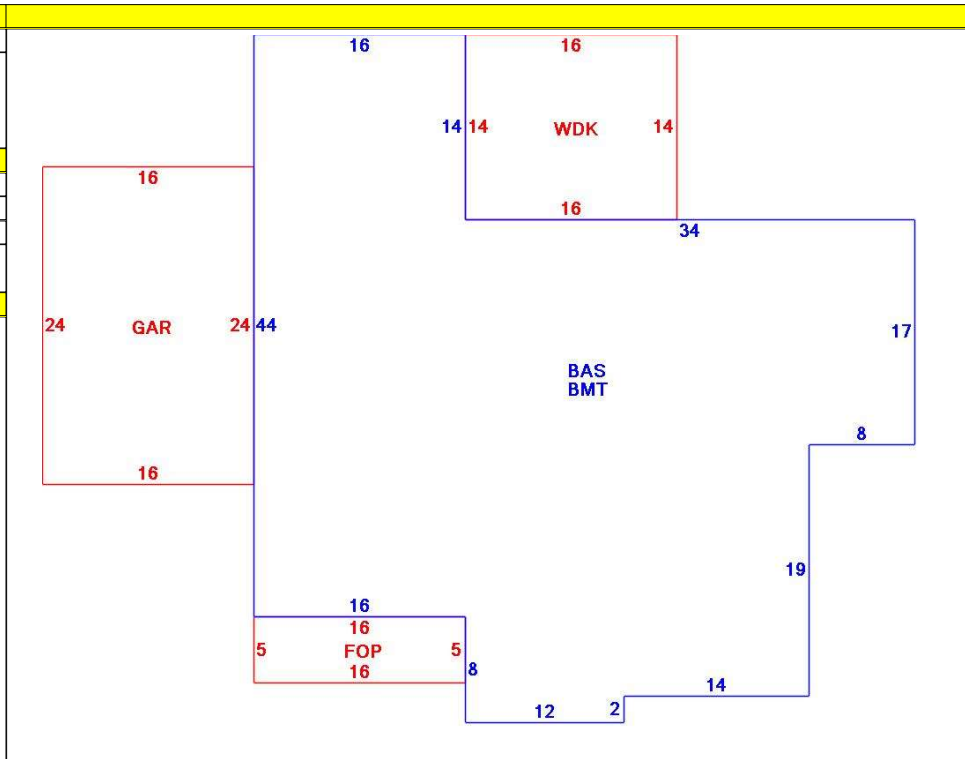
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-524	02-21-2019	834	Sheet Metal	5,000	03-15-2019	100	06-30-2019	New construction duct work	05-27-2020	LS			FR	Field Review
17-3525	10-31-2017	824	New Cons 1-2fa	220,000	02-24-2020	100	06-30-2020	To construct a 2 bedroom, 2 B	04-28-2020	SR	02		02	Bldg Permit Completed
									02-25-2020	SAF			20	Sale Review
									03-15-2019	SR	01		13	CALL BACK
									07-24-2018	SR	02		13	CALL BACK

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	605,070
Year Built	2017
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	97
RCNLD	586,900
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
BMT	Basement-Unfi	B	1,800	26.01	2019		97		0.00	39,700
FOP	Open Porch-ro	B	80	55.00	2019		97		0.00	4,600
GAR	Attached Gara	B	384	40.00	2019		97		0.00	15,200
FPLG	Gas Fireplace-	B	1	2500.00	2019		97		0.00	2,400
WDC	Deck comp w	L	224	28.00	2019		100		0.00	7,100
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	336.15	605,070
BMT	Basement Area	0	1,800	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDC	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,800	4,288	1,800		605,070

