

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CURRIE, ANDREW J & JENNIFER L  397 HIGHLAND AVENUE  QUINCY MA 02170-4013		3 Below Street	6 Septic	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	234,400	234,400
						RES LAND	1010	311,700	311,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_960850_2721394				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		546,100	546,100

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CURRIE, ANDREW J & JENNIFER L		29696 0204	06-03-2016	Q	I	360,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCUTCHEON, ROBERT ESTATE OF		29696 0201	06-03-2016	U	I	0	1A	2023	1010	157,700	2022	1010	136,500
MCCUTCHEON, ROBERT		28332 0059	08-19-2014	U	I	0	1A		1010	289,200		1010	214,600
MCCUTCHEON, ROBERT & KATHERINE		2162 0263	03-19-1975	U		0		Total		446,900	Total		351,100
								Total			Total		329,200

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			WBARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	209,900
Appraised Xf (B) Value (Bldg)	21,800
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	311,700
Special Land Value	0
Total Appraised Parcel Value	546,100
Valuation Method	C
Total Appraised Parcel Value	546,100

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
19-1262	05-07-2019	880	Alt-Int work-Res	20,000	03-13-2023	45	06-30-2023	EXPIRED Interior Remodel pe	03-13-2023	SR	02		02	Bldg Permit Completed
17-1330	05-04-2017	835	Sid/Wind/Roof/	12,500	06-25-2020	100	06-30-2020	reside & replace 13 windows a	05-10-2022	SR	02		13	CALL BACK
									04-26-2021	SR	02		13	CALL BACK
									06-25-2020	SR	02		13	CALL BACK
									05-20-2020	DM			FR	Field Review

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	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400	MILL POND		1.0000	246,881.6
1	1010	Single Fam M-0	RF	5	3.250	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400			1.0000	64,800
Total Card Land Units					4.25	AC	Parcel Total Land Area					4.25	Total Land Value			311,700

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		466,470
Year Built		1983
Effective Year Built		1997
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		45
Percent Good		45
RCNLD		209,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1999		45		0.00	2,300
BMT	Basement-Unfi	B	1,040	26.01	1999		45		0.00	12,300
WDC	Wood Decking	L	478	20.00	2019		30		0.00	2,700
BFA	Bsmt Fin-Avg	B	920	17.36	1999		45		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,629	1,629	1,629	262.80	428,101
BMT	Basement Area	0	1,040	0	0.00	0
UAT	Attic, Unfinished	0	1,460	146	26.28	38,369
WDK	Wood Deck	0	478	0	0.00	0
Ttl Gross Liv / Lease Area		1,629	4,607	1,775		466,470

