

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
OARE, STEVEN & MAURA 20 RIVER STREET NATICK MA 01760			1	Level	4	Gas	1	Paved	1	Water View	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 876,900 959,300	Assessed 876,900 959,300
					5	Well								
					6	Septic								
SUPPLEMENTAL DATA											801 FY2024 BARNSTABLE, MA VISION			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 31 & 32 #DL 2 GIS ID F_960024_2728767					Plan Ref. 249/107 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#									
Total														

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
OARE, STEVEN & MAURA			35513	225	11-30-2022		U	I	1,875,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAHILL, PATRICIA A ESTATE OF			34638	154	10-02-2021		U	I	0		1F		2023	1010	774,100	2022	1010	652,000	2021	1010	547,000
CAHILL, PATRICIA A			17418	0328	08-07-2003		Q	I	970,000		00			1010	793,100		1010	517,700		1010	470,800
MATHER, JEFFREY C & DEBORAH A			17115	0160	06-19-2003		U	I	100		1F									1010	10,300
MATHER, JEFFREY C			13144	0249	07-25-2000		U	I	1		1A										
Total											1,567,200	Total	1,169,700	Total	1,028,100						

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0112				WBARNS

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						812,600
												Appraised Xf (B) Value (Bldg)						54,000
												Appraised Ob (B) Value (Bldg)						10,300
												Appraised Land Value (Bldg)						959,300
												Special Land Value						0
												Total Appraised Parcel Value						1,836,200
												Valuation Method						C
												Total Appraised Parcel Value						1,836,200

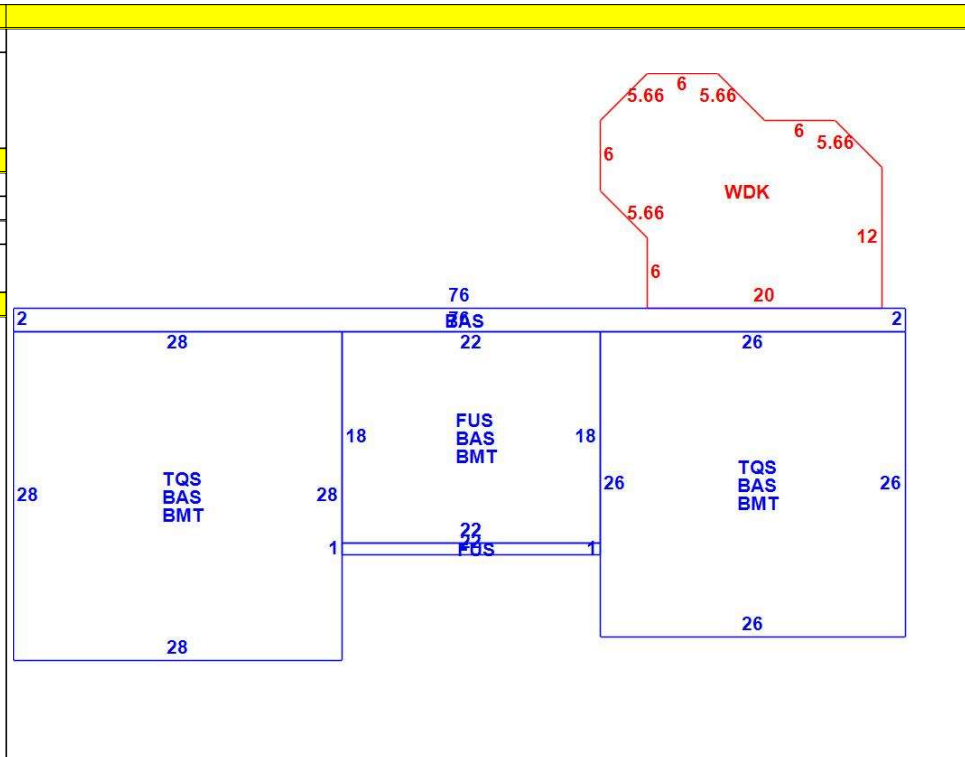
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-56	04-20-2023	880	Alt-Int work-Res	4,000	06-30-2023	100	06-30-2023	Add a single wall across the G	07-31-2023	SR	02		02	Bldg Permit Completed
BLDR-23-23	02-17-2023	880	Alt-Int work-Res	35,000	06-30-2023	100	06-30-2023	KITCHEN AND BATHROOM R	05-18-2020	DM			FR	Field Review
EXPC-23-2	02-14-2023	835	Sid/Wind/Roof/	6,000	06-30-2023	100	06-30-2023	Replace 2 windows on the gab	05-04-2018	MS	03		06	Measur/Remoding in Prog
19-626	02-27-2019	835	Sid/Wind/Roof/	8,717	06-30-2019	100	06-30-2019	Doors (2)	09-25-2015	JR	03		16	In Office Review
16-1087	04-29-2016	835	Sid/Wind/Roof/	10,614	06-30-2016	100	06-30-2016	replacement windows	07-20-2015	TP	03		16	In Office Review
201201316	03-08-2012	NW	New Windows	20,000	06-30-2012	100	06-30-2012	REPL 13 ANDERSEN WIND	09-25-2013	NF	03		03	Cycl Insp Comp
201103241	07-07-2011	ST	Solar Water Sys	5,000	03-20-2012	100	06-30-2012	ST 2 4X10 SOLAR THERMAL	09-06-2013	SR	01		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	RF	5	0.860	AC	176,344.00	1.14768	1.0000	5	1.00	0112	5.500		1.0000	1,113,118	
1	1010	Single Fam M-0	RF	5	0.860	AC	2,375.00	1.00000	1.0000	0	1.00	WTLND	1.000	WETLAND	1.0000	2,375	
Total Card Land Units					1.72	AC	Parcel Total Land Area					1.72	Total Land Value				959,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	923,458
Year Built	1986
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	812,600
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	2	7000.00	2006		88		0.00	12,300
FPO	Ext FP Openin	B	1	2000.00	2006		88		0.00	1,800
BGR2	2 Stall Bmt Ga	B	1	3244.00	2006		88		0.00	2,900
WDC	Wood Decking	L	384	20.00	2005		72		0.00	5,400
SOL1	Solar PV Pane	B	24	860.00	2006		0		0.00	0
BMT	Basement-Unfi	B	1,856	26.01	2006		88		0.00	37,000
SOLT	Solar Thermal	B	80	86.00	2006		0		0.00	0
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	273.62	549,424
BMT	Basement Area	0	1,856	0	0.00	0
FUS	Upper Story	418	418	418	273.62	114,372
TQS	Three Quarter Story	949	1,460	949	177.85	259,663
WDK	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		3,375	6,126	3,375		923,459

