

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARROLL, JOHN M		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
15 WHITING RD			4 Gas			RESIDNTL	1010	705,100	705,100
WELLESLEY MA 02481			2 Public Water			RES LAND	1010	842,800	842,800
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 29 #DL 2 GIS ID F_963710_2688498				Plan Ref. Land Ct# 7685-F #SR Life Estate PP STATU Assoc Pid#		Total 1,547,900 1,547,900			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARROLL, JOHN M		C179374	0	02-27-2006	U	I	620,000	1	Year	Code	Assessed	Year	Code	Assessed			
BARNARD ROAD LLC		C169874	0	07-28-2003	Q	I	480,000	00	2023	1010	630,800	2022	1010	527,800			
HIGGINS, RICHARD E		00P1795	0	01-11-2001	U	I	0	1A		1010	696,500		1010	454,000			
HIGGINS, BEATRICE L		C41265	0	12-15-1984	U	I	0	A					1010	6,000			
Total									1,327,300		Total		981,800		Total		866,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	639,900
Appraised Xf (B) Value (Bldg)	59,200
Appraised Ob (B) Value (Bldg)	6,000
Appraised Land Value (Bldg)	842,800
Special Land Value	0
Total Appraised Parcel Value	1,547,900
Valuation Method	C
Total Appraised Parcel Value	1,547,900

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
90565	03-01-2006	DW	Dwelling	256,704	08-20-2007	100	06-30-2007	DEMO DWLG	06-03-2020	WD			FR	Field Review
B29278	04-01-1986	AD	Addition	10,000	01-15-1987	100		OS ADD'N	12-01-2017	KM	02		03	Cycl Insp Comp
									08-01-2014	AL	22		22	Change of Address
									08-20-2007	NF	02		01	Meas/Est
									06-25-2007	KLP	03		16	In Office Review
									05-18-2007	JR	03		15	Abatement Review
									04-04-2007	PT	04		44	Drive by inspection only

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	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0112	5.500		1.0000	2,217,807	842,800
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value				842,800

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	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	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	695,495
Year Built	2007
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	639,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2011		92		0.00	5,500
PATC	Conc Pavers	L	440	15.46	2009		90		0.00	6,000
FOP	Open Porch-ro	B	40	55.00	2011		92		0.00	2,700
GAR	Attached Gara	B	576	40.00	2011		92		0.00	18,800
BMT	Basement-Unfi	B	1,472	26.01	2011		92		0.00	32,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,632	1,632	1,632	260.88	425,750
BMT	Basement Area	0	1,472	0	0.00	0
FHS	Half Story	368	736	368	130.44	96,002
FOP	Open Porch	0	40	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	440	0	0.00	0
TQS	Three Quarter Story	666	1,024	666	169.67	173,743
Ttl Gross Liv / Lease Area		2,666	5,920	2,666		695,495

