

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCCAFFERTY, KEVIN P & ERIN K 61B WAVERLY STREET BELMONT MA 02478		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	593,900	593,900
			6 Septic			RES LAND	1010	839,200	839,200
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 146/63					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 21A		#DL 2		Life Estate					
GIS ID F_961841_2689362		Assoc Pid#		PP STATU A:Active					
						Total		1,433,100	1,433,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCAFFERTY, KEVIN P & ERIN K		29873 0024	08-19-2016	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TROTTO, DAVID C & KIM M		11837 0251	11-13-1998	U	I	183,000	1	2023	1010	513,800	2022	1010	421,400	2021	1010	372,100
ROONEY, CAROLINE P ESTATE OF		11837 0247	11-13-1998			0			1010	693,500		1010	452,100		1010	411,000
ROONEY, CAROLINE P		5184 0354	07-15-1986	U	I	1	A								1010	15,400
ROONEY, PIUS B & CAROLINE P		0754 0550	06-22-1950	U		0										
								Total		1,207,300	Total		873,500	Total		798,500

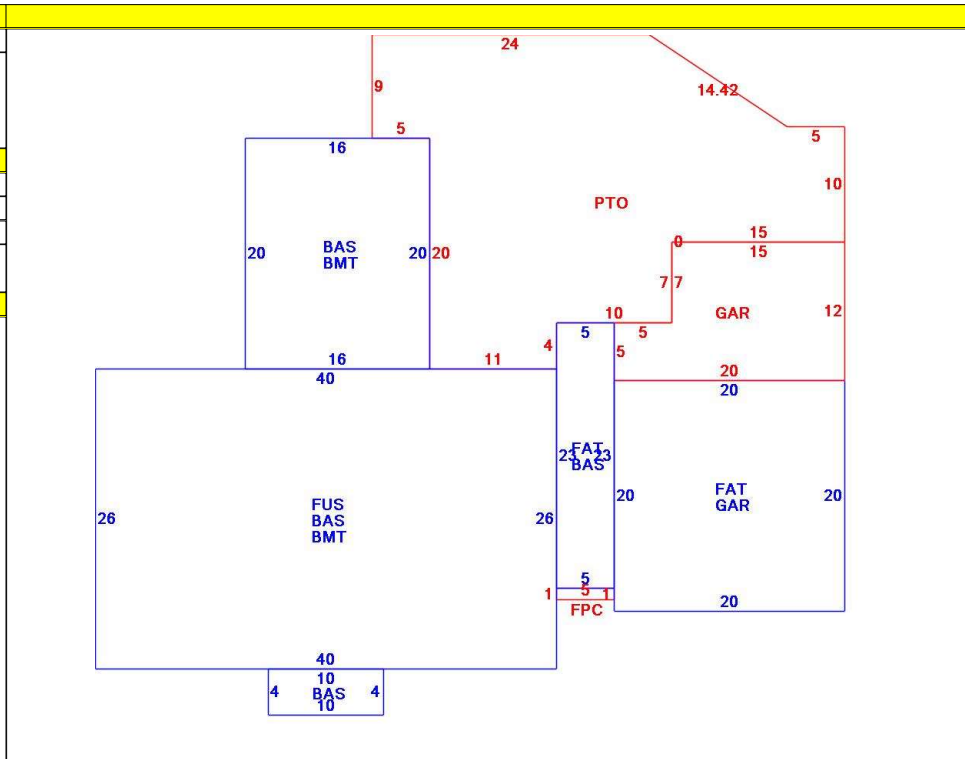
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total					0.00								

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0112				OSTVIL	Appraised Bldg. Value (Card)			532,300
					Appraised Xf (B) Value (Bldg)			46,200
					Appraised Ob (B) Value (Bldg)			15,400
					Appraised Land Value (Bldg)			839,200
					Special Land Value			0
					Total Appraised Parcel Value			1,433,100
					Valuation Method			C
					Total Appraised Parcel Value			1,433,100

NOTES									VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
17-1876	06-19-2017	804	Addn Alt-Res	18,000	05-31-2018	100	06-30-2018	construct a new front entry	06-02-2020	WD			FR	Field Review		
17-514	03-14-2017	804	Addn Alt-Res	88,000	05-31-2018	100	06-30-2018	Remove chimney, remodel mu	05-31-2018	SR	02		02	Bldg Permit Completed		
34691	11-12-1998	AD	Addition	70,000	05-18-1999	100	01-01-1998	100% PER OWNER	01-18-2018	SR	02		03	Cycl Insp Comp		
									07-13-2017	SR	01		13	CALL BACK		
									02-28-2012	JR	03		15	Abatement Review		
									04-09-2010	JR	03		15	Abatement Review		
									04-26-2007	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	0.360 AC	176,344.00	2.40337	1.0000	5	1.00	0112	5.500		1.0000	2,331,020	839,200
					Total Card Land Units	0.36 AC						Parcel Total Land Area	0.36			
															Total Land Value	839,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
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
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	657,181	
			Year Built	1959	
			Effective Year Built	1995	
			Depreciation Code	VG	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	19	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	81	
			RCNLD	532,300	
			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
GAR	Attached Gara	B	605	40.00	1997		81		0.00	17,100
BMT	Basement-Unfi	B	1,360	26.01	1997		81		0.00	26,700
FPLG	Gas Fireplace	B	1	2500.00	1997		81		0.00	2,000
SHED	Shed	L	120	18.00	1992		46		0.00	1,000
FPIT	Fire Pit	L	1	3010.00	2017		98	C+	1.10	3,200
FOPC	Open Prch-roo	B	5	55.00	1997		81		0.00	400
PATC	Conc Pavers	L	796	15.46	2017		98		0.00	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,515	1,515	1,515	249.69	378,279
BMT	Basement Area	0	1,360	0	0.00	0
FAT	Attic, Finished	77	515	77	37.33	19,226
FPC	Open Porch Conc. Floor	0	5	0	0.00	0
FUS	Upper Story	1,040	1,040	1,040	249.69	259,677
GAR	Attached Garage	0	605	0	0.00	0
PTO	Patio	0	796	0	0.00	0
Ttl Gross Liv / Lease Area		2,632	5,836	2,632		657,182

