

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MACALLISTER, BRIAN & MARYBETH 11 ARMAND DRIVE CHELMSFORD MA 01824		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	290,300	290,300		
			6 Septic			RES LAND	1010	192,000	192,000		
SUPPLEMENTAL DATA						Total				482,300	482,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_962764_2691916				Plan Ref. 75/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACALLISTER, BRIAN & MARYBETH		25901 0322	12-07-2011	Q	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed
LAWRENCE, ROBERT A		11957 0346	12-31-1998	U	I	40,000	1A	2023	1010	246,500	2022	1010	203,800
LAWRENCE, IRENE E		5435 0244	12-15-1986	U	I	1	H		1010	174,500		1010	120,000
LAWRENCE, SAMUEL E & IRENE E		0742 0294	02-17-1950	U		0		Total		421,000	Total		323,800
								Total			Total		290,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	270,500
Appraised Xf (B) Value (Bldg)	16,100
Appraised Ob (B) Value (Bldg)	3,700
Appraised Land Value (Bldg)	192,000
Special Land Value	0
Total Appraised Parcel Value	482,300
Valuation Method	C
Total Appraised Parcel Value	482,300

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
EXPR-23-3	03-22-2023	835	Sid/Wind/Roof/	8,000		100		replace old roof shingles for ne	06-01-2020	WD			FR	Field Review
									02-28-2017	KM	02		03	Cycl Insp Comp
									02-23-2012	NF	02		20	Sale Review
									05-15-2007	PT	02		14	Cyclical Inspection
									11-24-1999	PT	01		00	Meas/Listed-Interior Acces

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	0.150 AC	176,344.00	5.18399	1.0000	5	1.00	0107	1.400		1.0000	1,279,834	192,000
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value			192,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 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	370,545
Year Built	1910
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	270,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

		28	
26	FHS BAS BMT		26
		28	
		28	
7	BAS		7
		28	

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	728	26.01	1984		73		0.00	15,700
PAT2	Patio-Good	L	180	9.94	2017		98		0.00	2,000
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
UST	Utility Storage-	B	32	17.11	1984		73		0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	924	924	924	287.69	265,826
BMT	Basement Area	0	728	0	0.00	0
FHS	Half Story	364	728	364	143.85	104,719
Ttl Gross Liv / Lease Area		1,288	2,380	1,288		370,545

