

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CALLAHAN, PAUL B & LINDA L 191 BROADWAY WAKEFIELD MA 01880		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	259,000	259,000		
			2 Public Water			RES LAND	1010	329,200	329,200		
SUPPLEMENTAL DATA						Total				588,200	588,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 26 #DL 2 GIS ID F_962148_2693023				Plan Ref. 115/125 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)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
CALLAHAN, PAUL B & LINDA L	33567	0016	12-11-2020	U	I	325,000	1A	2023	1010	224,800	2022	1010	193,100	2021	1010	156,500
CALLAHAN, JOHN F & CHANTALA TRS	21090	0313	06-13-2006	U	I	0	1A		1010	306,100		1010	211,600		1010	231,800
CALLAHAN, JOHN F & CHANTELA	11631	0108	08-12-1998	U	I	139,500	1A								1010	1,000
CALLAHAN, JOSEPH D & ELIZABETH	9943	0289	11-15-1995	Q	I	118,000	U									
BUCKNAM, LANG, JOHNSON	9619	0302	04-15-1995	U	I	1	A									
Total								530,900	Total		404,700	Total		389,300		

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				OSTVIL			
NOTES				Appraised Bldg. Value (Card) 232,900			
				Appraised Xf (B) Value (Bldg) 25,100			
				Appraised Ob (B) Value (Bldg) 1,000			
				Appraised Land Value (Bldg) 329,200			
				Special Land Value 0			
				Total Appraised Parcel Value 588,200			
				Valuation Method C			
				Total Appraised Parcel Value 588,200			

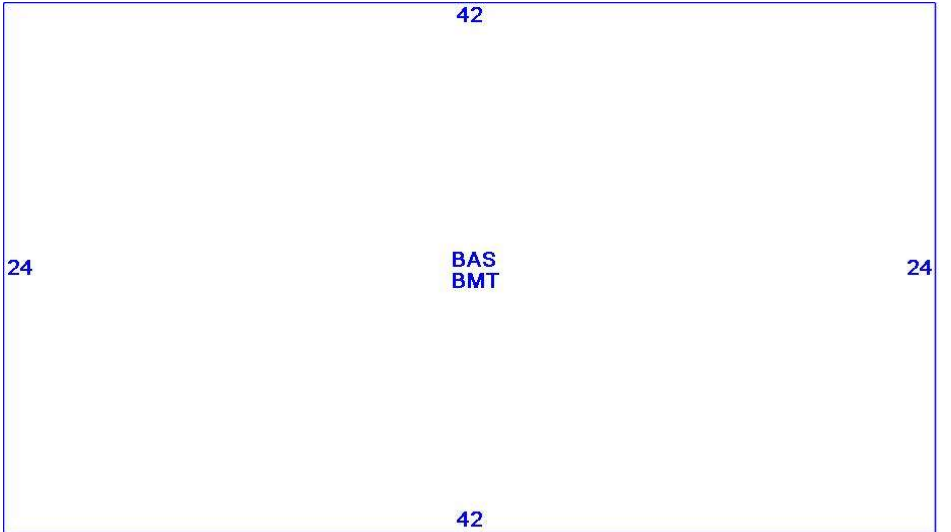
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-11	08-23-2023	835	Sid/Wind/Roof/	7,400		100		RE-SHINGLE ROOF		06-01-2020	WD			FR	Field Review
B35400	09-01-1992	AD	Addition	1,400	01-15-1993	100		OS SHINGL		08-02-2017	MS	02		14	Cyclical Inspection
										05-17-2007	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0109	2.200		1.0000	1,219,207	329,200
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			329,200	

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					
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	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	00	Typical			
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	294,870
Year Built	1963
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	232,900
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	1994		79		0.00	4,000
BMT	Basement-Unfi	B	1,008	26.01	1994		79		0.00	21,100
SHED	Shed	L	120	18.00	1992		46		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,008	1,008	1,008	292.53	294,870	
BMT	Basement Area	0	1,008	0	0.00	0	
Ttl Gross Liv / Lease Area		1,008	2,016	1,008		294,870	

