

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNAMARA, GERALDINE A & SHEIL MCNAMARA FAMILLY REALTY TRUST 78 JAMES OTIS ROAD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 415,100 153,200	Assessed 415,100 153,200
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 82 #DL 2 GIS ID F_963964_2706283				Plan Ref. 247/84 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 568,300 568,300			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRAUN, NOREEN A		35816 334	06-01-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MCNAMARA, SHEILA M TR		35816 333	01-05-2023	U	I	0	1F	2023	1010	351,900	2022	1010	303,900
MCNAMARA, GERALDINE A & SHEILA M		29524 0188	03-22-2016	U	I	0	1A		1010	139,300		1010	103,200
MCNAMARA, GERALDINE A TR		29524 0187	03-22-2016	U	I	0	1A						
MCNAMARA, GERALDINE A & RICHARD		12454 0018	08-04-1999	U	I	0	1F						
Total								491,200	Total	407,100	Total	348,100	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	387,400
Appraised Xf (B) Value (Bldg)	27,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	153,200
Special Land Value	0
Total Appraised Parcel Value	568,300
Valuation Method	C
Total Appraised Parcel Value	568,300

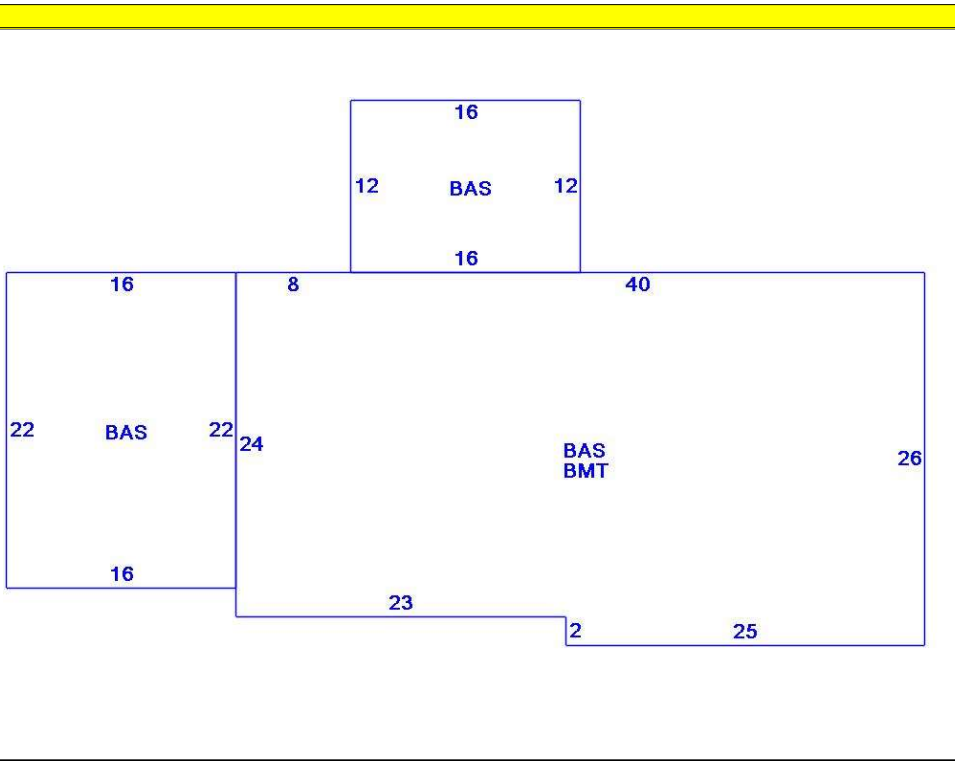
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-665	05-04-2018	835	Sid/Wind/Roof/	6,500		100		re-roof stripping old	06-27-2023	TR	03	1	16	In Office Review
18-1054	04-25-2018	804	Addn Alt-Res	4,000	06-30-2018	100	06-30-2018	Raise Ceiling	04-30-2020	LS			FR	Field Review
18-664	03-09-2018	880	Alt-Int work-Res	4,200	06-30-2018	100	06-30-2018	reaplace approximately 12 roof	03-16-2018	KM	02		03	Cycl Insp Comp
31583	06-16-1998	RE	Remodel	10,000	06-09-1999	100	01-01-1999		03-22-2016	AL	03		16	In Office Review
B29042	03-01-1986	AD	Addition	2,500	01-15-1987	100	12-31-1987	CE PORCH						

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	0.380 AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					153,200

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	11	Clapboard			
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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	5				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	15	1 Full-5 Half			

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

COST / MARKET VALUATION	
Building Value New	490,320
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	387,400
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	1,202	26.01	1994		79		0.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,746	1,746	1,746	279.45	487,920
BMT	Basement Area	0	1,202	0	0.00	0
Ttl Gross Liv / Lease Area		1,746	2,948	1,746		487,920

