

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MEAGHER, TIMOTHY W  776 MAIN STREET  OSTERVILLE MA 02655		2   Above Street	2   Public Water	1   Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 1,139,200 279,700	Assessed 1,139,200 279,700
		4   Gas							
		6   Septic			6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 10 #DL 2 GIS ID F_951404_2704976				Plan Ref. 537/61 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,418,900 1,418,900			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEAGHER, TIMOTHY W		24908 0017	10-14-2010	U	I	438,000	1	Year	Code	Assessed	Year	Code	Assessed			
MEARA, WILLIAM R & BRENDA J		17585 0241	09-04-2003	U	I	885,000	1	2025	1010	1,139,200	2024	1010	1,022,900			
CENDANT MOBILITY FINANCIAL CORP		17585 0237	09-04-2003	Q	I	885,000	00		1010	279,700		1010	279,700			
PIKE, WILLIAM D & SUSAN L		12699 0073	12-02-1999	U	I	584,374	1									
DACEY, BRIAN T TR		9434 0138	11-15-1994	U	V	800,000	1L									
Total								1,418,900		Total		1,302,600		Total		1,201,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2017	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108			MARSTM					
NOTES				Appraised Bldg. Value (Card)	974,000			
				Appraised Xf (B) Value (Bldg)	110,100			
				Appraised Ob (B) Value (Bldg)	55,100			
				Appraised Land Value (Bldg)	279,700			
				Special Land Value	0			
				Total Appraised Parcel Value	1,418,900			
				Valuation Method	C			
				Total Appraised Parcel Value	1,418,900			

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
201101135	03-24-2011	OT	Other		04-22-2011	100	06-30-2011	RENEW IN LAW APT APPLIC	12-07-2021	SR	01		03	Cycl Insp Comp
81919	01-25-2005	FB	Finish Basemen		04-11-2006	100	01-01-2006	APT	05-20-2020	LS			FR	Field Review
48064	08-16-2000	PH	Pool Heater	0	06-30-2001	100	06-30-2001	PH (2)	05-30-2017	TR	22		22	Change of Address
45156	03-31-2000	SP	Swimming Pool	35,000	03-31-2001	100	01-01-2001		07-01-2016	GC	03		16	In Office Review
39333	06-24-1999	DW	Dwelling	200,000	08-02-2000	100	01-01-2000		11-26-2014	JR	03		16	In Office Review
									04-25-2011	RB	03		02	Bldg Permit Completed
									04-22-2011	MK	02		52	New Construction

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	3	0.590 AC	176,344.00	1.58128	1.0000	5	1.00	0108	1.700		1.0000	474,047.9	279,700	
Total Card Land Units					0.59 AC	Parcel Total Land Area					0.59	Total Land Value					279,700



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				4	Gas					RESIDNTL	1010	1,139,200	1,139,200								
				6	Septic				6	RES LAND	1010	279,700	279,700								
<b>SUPPLEMENTAL DATA</b>										Total		1,418,900	1,418,900								
Alt Prcl ID		Split Zonin				Plan Ref. 537/61		Land Ct#													
BID Parcel		ResExpt Q YES:				Life Estate		PP STATU													
#DL 1		LOT 10				Assoc Pid#															
#DL 2																					
GIS ID		F_951404_2704976																			
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
													2025	1010	1,139,200	2024	1010	1,022,900	2023	1010	925,200
														1010	279,700		1010	279,700		1010	276,700
													Total		1,418,900	Total		1,302,600	Total		1,201,900
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												<b>APPRAISED VALUE SUMMARY</b>									
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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					
Total Card Land Units					Parcel Total Land Area					Total Land Value											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	B	Custom									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	11	Clapboard				<b>CONDO DATA</b>					
Exterior Wall 2	14	Wood Shingle				Parcel Id		C	Owne	0.0	
Roof Structure	03	Gable/Hip						B	S		
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				<b>COST / MARKET VALUATION</b>					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	3					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	10					External Obsol					
Bath Style	03	Modern				Trend Factor					
Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt	Y	Apt here				RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	43	4 Full-3 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAT1	Patio- Average	L	1,704	5.89	2000		76		0.00	6,400	
SPDC	POOL DECK	L	1,704	5.61	2000		76		0.00	7,300	
GEN	Emergency Ge	L	1	5550.00	2021		94		0.00	5,200	
FPLG	Gas Fireplace-	B	1	2500.00	2006		88		0.00	2,200	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Wood Deck	0	424	0	0.00	0					
Ttl Gross Liv / Lease Area											