

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
OBRIEN MICHAEL J & KATHLEEN B  26 W FOREST TR		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed	
				4	Gas					RESIDNTL	1010	397,400	397,400	
				6	Septic			3		RES LAND	1010	157,200	157,200	
HOLMES NY 12531		<b>SUPPLEMENTAL DATA</b>												
		Alt Prcl ID			Plan Ref. 312/14									
		Split Zonin			Land Ct#									
		BID Parcel			#SR									
		ResExpt Q			Life Estate									
		#DL 1 LOT 63			PP STATU									
		#DL 2			Assoc Pid#									
		GIS ID F_968255_2710482												
Total											554,600	554,600		

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

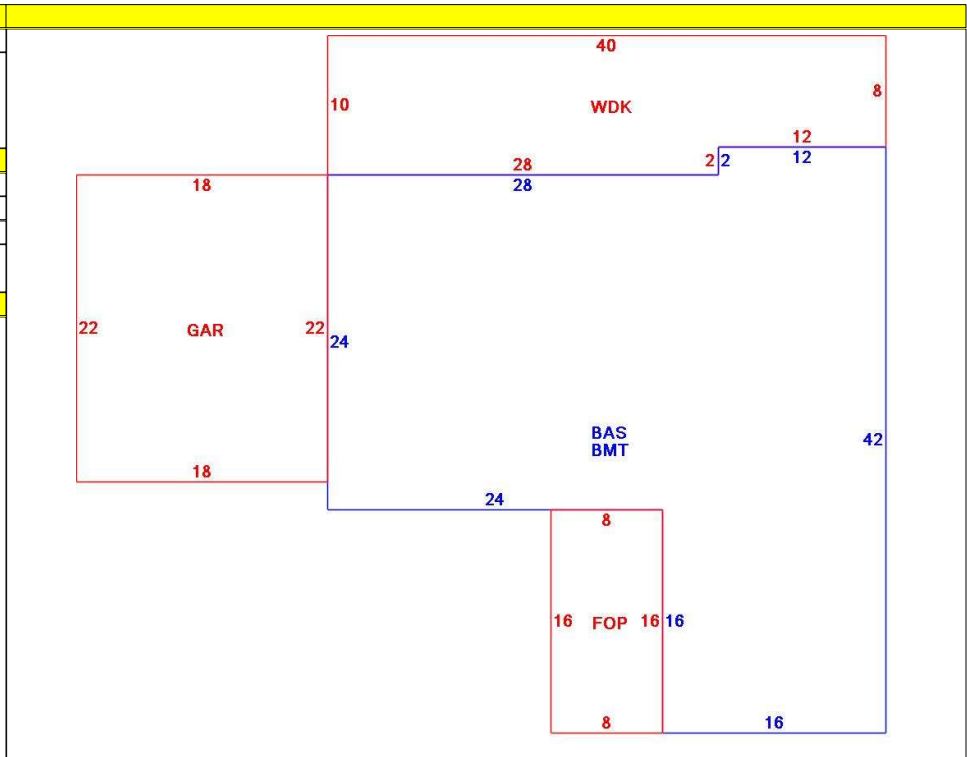
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OBRIEN MICHAEL J & KATHLEEN B MELLOR, ROBERT D & MARJORIE W QUINN, JAMES A & MARGARET A CHAMPION BUILDERS INC RISIO, MARY C		31267	0004	05-15-2018	Q	I	408,400	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15132	0174	05-07-2002	Q	I	299,900	00	2025	1010	397,400	2024	1010	389,400	2023	1010	341,500
		10813	0090	06-20-1997	Q	V	169,445	1		1010	157,200			157,200		1010	142,900
		10338	0098	08-15-1996	Q	V	35,000	00									
	7423	0171	01-15-1991	U	V	1	1A										
Total											554,600	Total	546,600	Total	484,400		

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										
0105				CENVIL										
NOTES														
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
18-1795	06-08-2018	834	Sheet Metal	0	06-30-2018	100	06-30-2018	Installation of one central air c	04-17-2020	LS			FR	Field Review
16-923	04-14-2016	835	Sid/Wind/Roof/	22,298	06-30-2016	100	06-30-2016	Replacement Windows (12) U-	02-10-2020	CK	02		03	Cycl Insp Comp
201204626	07-31-2012	NW	New Windows	2,390	06-30-2013	100	06-30-2013	REPLC WINDS .30 U VALUE	11-26-2019	CK	22		22	Change of Address
201204349	07-19-2012	NR	New Roof	15,298	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD						
84285	05-23-2005	FB	Finish Basemen	8,604	04-26-2006	100	01-01-2005							
17064	08-05-1996	DW	Dwelling	95,480	07-08-1998	100	01-01-1998							
Total Appraised Parcel Value														554,600

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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value				157,200

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New		378,981			
Year Built		1997			
Effective Year Built		2008			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		12			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		88			
RCNLD		333,500			
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	2006		88		0.00	4,400
BFA	Bsmt Fin-Avg	B	500	17.36	2006		88		0.00	7,600
WDC	Wood Decking	L	376	20.00	2004		70		0.00	5,100
FOP	Open Porch-ro	B	128	55.00	2006		88		0.00	5,800
GAR	Attached Gara	B	396	40.00	2006		88		0.00	14,000
BMT	Basement-Unfi	B	1,240	26.01	2006		88		0.00	27,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	305.63	378,981
BMT	Basement Area	0	1,240	0	0.00	0
FOP	Open Porch	0	128	0	0.00	0
GAR	Attached Garage	0	396	0	0.00	0
WDK	Wood Deck	0	376	0	0.00	0
Ttl Gross Liv / Lease Area		1,240	3,380	1,240		378,981

