

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HUNT, HENRY & ANNA K MEAGHER						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA	
10 LOCUST AVENUE					5	RESIDENTL	1010	541,000	541,000		
WEST BARNSTA MA 02668						RES LAND	1010	202,800	202,800		
		SUPPLEMENTAL DATA				Total		743,800	743,800		
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_969526_2716800				Plan Ref. 456/68 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HUNT, HENRY & ANNA K MEAGHER		34006 286	04-13-2021	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PERRY, MICHAEL T & NICOLE D		29825 0150	07-28-2016	Q	I	390,000	00	2025	1010	541,000	2024	1010	512,500	2023	1010	460,800
MEAGHER, JOHN H III & SUZANNE S		24992 0262	11-12-2010	Q	I	382,500	00		1010	202,800		1010	202,800		1010	200,400
WINCOR, LORRAINE TR FOURTH REST		22316 0223	09-06-2007	U	I	1	1A									
WINCOR, LORRAINE TR		14494 0152	11-28-2001	U	V	1	00									
		Total						743,800		Total		715,300		Total		661,200

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
0106			WBARNS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	477,800
Appraised Xf (B) Value (Bldg)	56,000
Appraised Ob (B) Value (Bldg)	7,200
Appraised Land Value (Bldg)	202,800
Special Land Value	0
Total Appraised Parcel Value	743,800
Valuation Method	C
Total Appraised Parcel Value	743,800

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
EXPR-22-1	02-08-2022	835	Sid/Wind/Roof/	3,829		100		Air Sealing, Transition Floored,			12-10-2021	SR	02		03	Cycl Insp Comp
201301795	04-11-2013	SH	Shed		06-30-2013	100	06-30-2013	SHED 8X15			05-18-2020	DM			FR	Field Review
78126	07-22-2004	RE	Remodel	600	04-11-2005	100	01-01-2005	RESTORE REAR OF DW - 2N			07-05-2019	CK	22		22	Change of Address
70154	07-16-2003	RE	Remodel	0	07-08-2004	100	01-01-2004	FIN 2ND FL WORK ALREADY			08-13-2014	JR	03		16	In Office Review
70014	07-09-2003	RW	Repair Work	500	07-08-2004	100	01-01-2004	REMOVE EXT STAIRS & DO			10-05-2011	RB	03		16	In Office Review
55346	10-31-2001	DW	Dwelling	158,000	07-22-2002	100	01-01-2003	4 BDRM			06-14-2011	TP	03		16	In Office Review
											08-18-2009	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	RF	5	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			202,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			Building Value New		536,812
			Year Built		2001
			Effective Year Built		2010
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		477,800
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2008		89		0.00	5,300
WDC	Wood Decking	L	380	20.00	2006		74		0.00	5,500
FOPC	Open Prch-roo	B	132	55.00	2008		89		0.00	5,000
GAR	Attached Gara	B	576	40.00	2008		89		0.00	18,200
BMT	Basement-Unfi	B	1,108	26.01	2008		89		0.00	25,300
FPLG	Gas Fireplace-	B	1	2500.00	2008		89		0.00	2,200
SHED	Shed	L	120	18.00	2013		78		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,420	1,420	1,420	252.38	358,380
BMT	Basement Area	0	1,108	0	0.00	0
FPC	Open Porch Conc. Floor	0	132	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	603	928	603	163.99	152,185
UAT	Attic, Unfinished	0	1,044	104	25.14	26,248
WDK	Wood Deck	0	380	0	0.00	0
Ttl Gross Liv / Lease Area		2,023	5,588	2,127		536,813

