

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
O'HARA, FRANCIS E & JOAN M TRS FRANCIS E OHARA FAMILY TRUST JOAN M OHARA FAMILY TRUST 24 LARCHMONT ROAD MELROSE MA 02176		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	582,300	582,300		
			6 Septic		3	RES LAND	1010	1,137,700	1,137,700		
SUPPLEMENTAL DATA						Total				1,720,000	1,720,000
Alt Prcl ID		Split Zonin RD-1;RB		Plan Ref. Land Ct# 15694-D							
BID Parcel		ResExpt Q		#SR							
#DL 1 LOT 11				Life Estate							
#DL 2				PP STATU							
GIS ID F_977850_2695339				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
O'HARA, FRANCIS E & JOAN M TRS		C214032	0	09-13-2017	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OHARA, FRANCIS E & JOAN M		C156819	0	03-07-2000	U	I	1	1B	2025	1010	582,300	2024	1010	551,000	2023	1010	488,700
GREEN DUNES LLC		C145122	0	07-09-1997	U	I	1	1B		1010	1,137,700		1010	1,137,700		1010	1,034,300
OHARA, FRANCIS E & JOAN M		C93622	0	09-30-1983	Q	V	51,000	U									
WOELFEL, STEPHEN E & JANE F		C91116	0	03-01-1983	Q	V	42,500	U									
Total									1,720,000	Total		1,688,700	Total		1,523,000		

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										
0114				CENVIL										

NOTES										APPRAISED VALUE SUMMARY							
										Appraised Bldg. Value (Card)							524,700
										Appraised Xf (B) Value (Bldg)							50,100
										Appraised Ob (B) Value (Bldg)							7,500
										Appraised Land Value (Bldg)							1,137,700
										Special Land Value							0
										Total Appraised Parcel Value							1,720,000
										Valuation Method							C
										Total Appraised Parcel Value							1,720,000

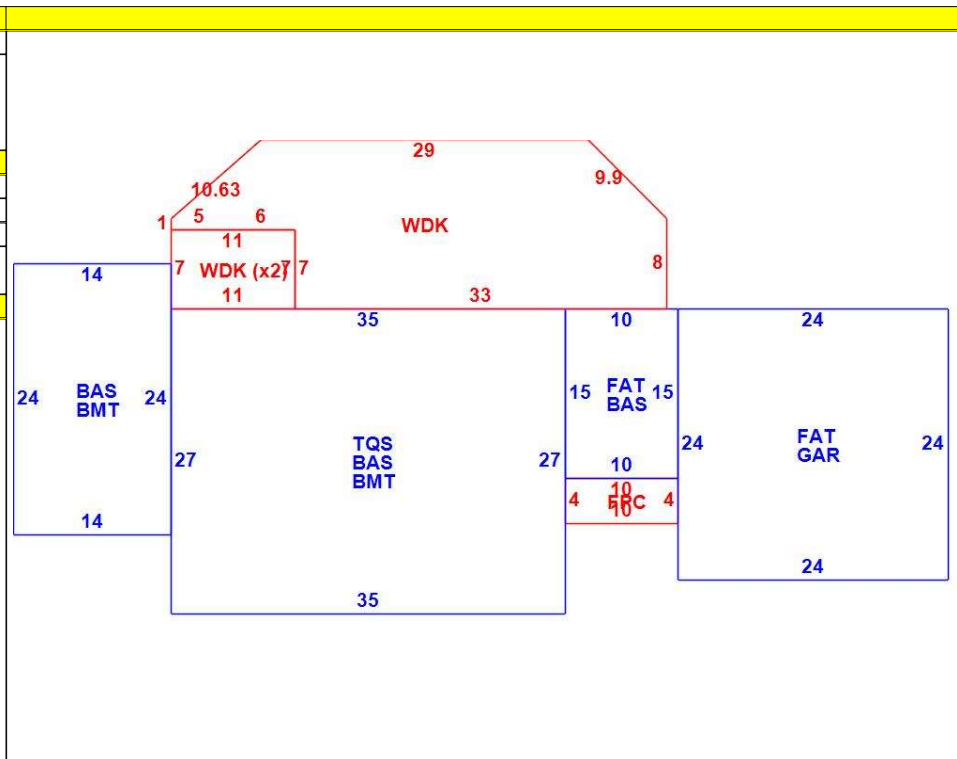
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-2	02-28-2022	835	Sid/Wind/Roof/	4,612	06-30-2022	100	06-30-2022	insulation/weatherization - ho		09-29-2022	SR	02		02	Bldg Permit Completed	
BLDR-20-36	01-29-2021	880	Alt-Int work-Res	125,000	06-30-2022	100	06-30-2022	New Kitchen, New Master Bat		05-20-2020	WD			FR	Field Review	
B27253	11-01-1984	DW	Dwelling	0	01-15-1986	100	06-30-1986	HY		01-08-2015	JR	03		16	In Office Review	
										08-26-2013	NF	03		03	Cycl Insp Comp	
										10-09-2012	SR	02		14	Cyclical Inspection	
										08-24-2012	RB	03		16	In Office Review	
										03-25-2010	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	SPLI	3	0.920	AC	176,344.00	1.07888	1.0000	5	1.00	0114	6.500		1.0000	1,236,665	1,137,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,137,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		632,203
Year Built		1984
Effective Year Built		2002
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		524,700
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	2000		83		0.00	5,000
WDC	Wood Decking	L	685	20.00	1999		60		0.00	7,500
FOPC	Open Prch-roo	B	40	55.00	2000		83		0.00	2,000
GAR	Attached Gara	B	576	40.00	2000		83		0.00	17,000
BMT	Basement-Unfi	B	1,281	26.01	2000		83		0.00	26,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,431	1,431	1,431	293.50	420,001
BMT	Basement Area	0	1,281	0	0.00	0
FAT	Attic, Finished	109	726	109	44.07	31,992
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	614	945	614	190.70	180,210
WDK	Wood Deck	0	685	0	0.00	0
Ttl Gross Liv / Lease Area		2,154	5,684	2,154		632,203

