

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
MCCARTHY, JOHN P & JULIE TRS 266 STRAIGHTWAY REALTY TRUST 108 PIERCE AVENUE DORCHESTER MA 02122		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	396,000	396,000		
			6 Septic		4	RES LAND	1010	147,800	147,800		
SUPPLEMENTAL DATA						Total				543,800	543,800
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 11328-B							
#DL 1 LOT 79		#DL 2		#SR							
GIS ID F_980836_2698466		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY, JOHN P & JULIE TRS		C232417	0	03-08-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	
MCCARTHY, JOHN		C215561	0	03-05-2018	U	I	290,200	1L	2025	1010	396,000	2024	1010	369,900	
HSBC BANK USA, NA TRUSTEE		C214437	0	10-23-2017	U	I	300,000	1L		1010	147,800	2023	1010	327,300	
HOFFMANN, LUCIMEIRE J		C181833	0	12-13-2006	U	I	1	1A					1010	134,400	
PEREIRA, MARCEL C		C178930	0	12-30-2005	Q	I	349,000	00	Total						
								543,800		Total		517,700		Total	
												461,700			

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				HYAN	Appraised Bldg. Value (Card)				362,800
					Appraised Xf (B) Value (Bldg)				28,700
					Appraised Ob (B) Value (Bldg)				4,500
					Appraised Land Value (Bldg)				147,800
					Special Land Value				0
					Total Appraised Parcel Value				543,800
					Valuation Method				C
					Total Appraised Parcel Value				543,800

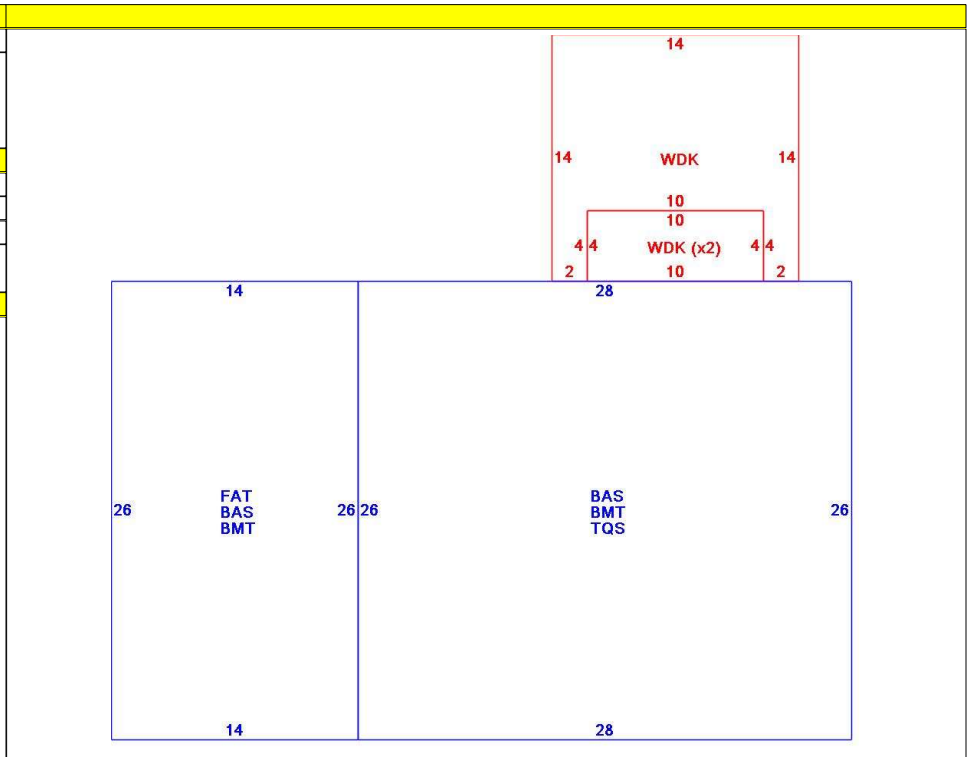
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-1042	04-11-2018	835	Sid/Wind/Roof/	5,500		100		re-roof and replace windows a	05-22-2020	WD			FR	Field Review	
B29599	07-01-1986	DW	Dwelling	60,000	01-15-1987	100		HY 1 STOR	11-22-2017	SR	02		03	Cycl Insp Comp	
									04-11-2014	JR	03		16	In Office Review	
									03-07-2006	GB	02		01	Meas/Est	
									02-06-2002	PT	01		00	Meas/Listed-Interior Acces	
									08-15-1991	ML	01		00	Meas/Listed-Interior Acces	

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	RB	4	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value				147,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Siding			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	431,892
Year Built	1986
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	362,800
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	2001		84		0.00	5,000
WDC	Wood Decking	L	236	20.00	1999		60		0.00	3,100
BMT	Basement-Unfi	B	1,092	26.01	2001		84		0.00	23,700
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	266.60	291,127
BMT	Basement Area	0	1,092	0	0.00	0
FAT	Attic, Finished	55	364	55	40.28	14,663
TQS	Three Quarter Story	473	728	473	173.22	126,102
WDC	Wood Deck	0	236	0	0.00	0
Ttl Gross Liv / Lease Area		1,620	3,512	1,620		431,892

