

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHEEHAN, LYNN J & MICHAEL J TRS SHEEHAN FAMILY LIVING TRUST 70 MARY STREET ARLINGTON MA 02474		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	275,300	275,300
			6 Septic		4	RES LAND	1010	146,700	146,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 19 #DL 2 GIS ID F_979484_2707265			Plan Ref. Land Ct# 32849-A-3 #SR Life Estate PP STATU Assoc Pid#			Total 422,000 422,000			

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHEEHAN, LYNN J & MICHAEL J TRS SHEEHAN, LYNN J TR AMSTER, GARY W ROBERTS, BONNIE M MAHONEY, RICHARD H & DIANE		C236647 0	07-30-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
		C175515 0	12-30-2004	Q	I	287,000	00	2025	1010	275,300	2024	1010	272,800
		C169457 0	06-12-2003	Q	I	213,000	00		1010	146,700		1010	146,700
		C157190 0	04-05-2000	Q	I	120,000	00	Total 422,000 419,500 372,400					
C131514 0	09-29-1993	Q	I	77,000	U								

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	Batch
0105				HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	231,200
Appraised Xf (B) Value (Bldg)	30,900
Appraised Ob (B) Value (Bldg)	13,200
Appraised Land Value (Bldg)	146,700
Special Land Value	0
Total Appraised Parcel Value	422,000
Valuation Method	C
Total Appraised Parcel Value	422,000

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
BLDR-22-16	01-09-2023	839	Solar Panel-Re	15,000		0		installation of a grid tied 6.4 kw EXPIRED install solar panels 1 SUN ROOM	04-28-2020	WD			FR	Field Review
17-1144	05-03-2017	839	Solar Panel-Re	5,000	05-01-2018	0			07-18-2018	SR	02		13	CALL BACK
200701037	03-23-2007	AD	Addition	9,000	04-17-2008	100	06-30-2008		05-12-2008	JG	03		16	In Office Review

LAND LINE VALUATION SECTION

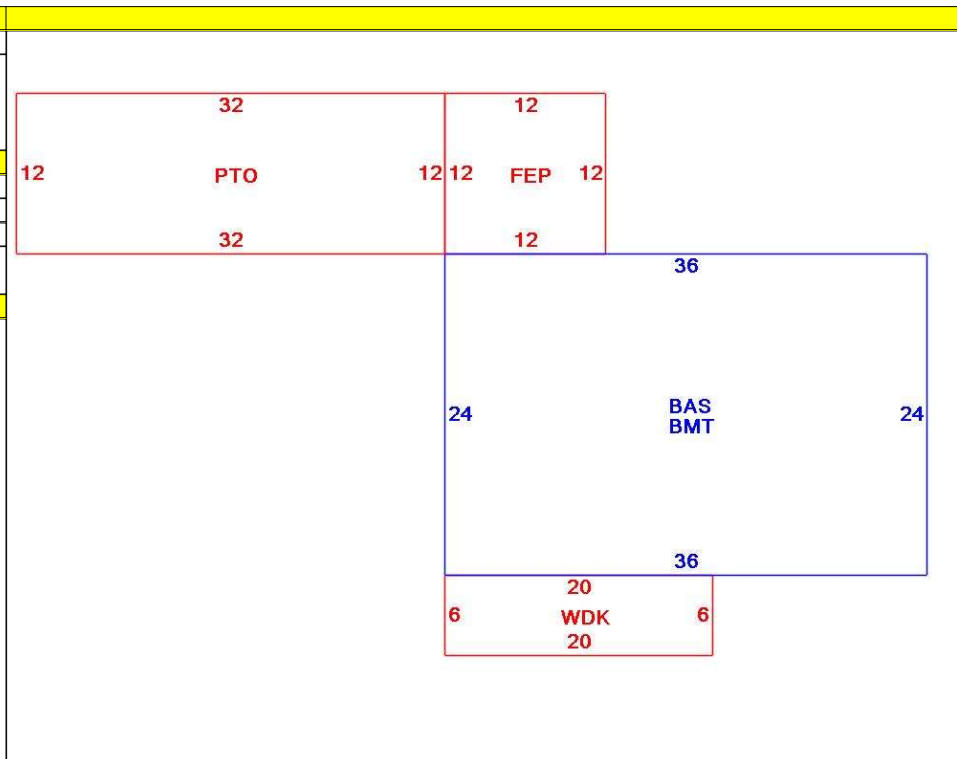
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RC-	4	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700

Total Card Land Units 0.23 AC Parcel Total Land Area 0.23 Total Land Value 146,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	268,837
Year Built	1983
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	231,200
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
BRR	Bsmt Rec Rm-	B	196	8.05	2004		86		0.00	1,400
FEP	Enclosed porc	B	144	70.00	2004		86		0.00	8,900
BMT	Basement-Unfi	B	864	26.01	2004		86		0.00	20,600
WDC	Deck comp w	L	120	28.00	2017		96		0.00	5,100
PAT2	Patio-Good	L	384	9.94	2017		98		0.00	3,700
FPIT	Fire Pit	L	1	3010.00	2017		93	C	1.00	2,800
SHED	Shed	L	48	18.00	2017		96		0.00	800
SHED	Shed	L	48	18.00	2017		96		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	311.15	268,837
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
PTO	Patio	0	384	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,376	864		268,837

