

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MCKEON, HEATHER M TR SULLIVAN FAMILY COTUIT REALTY T 34 BERKSHIRE ROAD NEEDHAM MA 02492		1	Level	2	Public Water	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 382,100 3,463,700	Assessed 382,100 3,463,700
		4	Gas			1	Excel View						
		6	Septic			2							
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_948194_2685034						Plan Ref. 291/30 Land Ct# #SR Life Estate PP STATU Assoc Pid#							
Total											3,845,800	3,845,800	

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCKEON, HEATHER M TR BIXBY, BRIAN D TR SULLIVAN, CHARLES W TR SULLIVAN, CHARLES W TR		10610	0025	02-13-1997	U	I		0	1A			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		9079	0248	03-04-1994	U	V		1	A	2025	1010	382,100	2024	1010	360,800	2023	1010	309,400		
		4572	0313	06-10-1985	U	V		1	A		1010	3,463,700			3,463,700		1010	3,151,100		
		3774	0275	06-20-1983	U			0												
Total											3,845,800	Total	3,824,500	Total	3,460,500					

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				
WF09			COTUIT		Appraised Bldg. Value (Card)	360,500		
				Appraised Xf (B) Value (Bldg)	16,300			
				Appraised Ob (B) Value (Bldg)	5,300			
				Appraised Land Value (Bldg)	3,463,700			
				Special Land Value	0			
				Total Appraised Parcel Value	3,845,800			
				Valuation Method	C			
				Total Appraised Parcel Value	3,845,800			

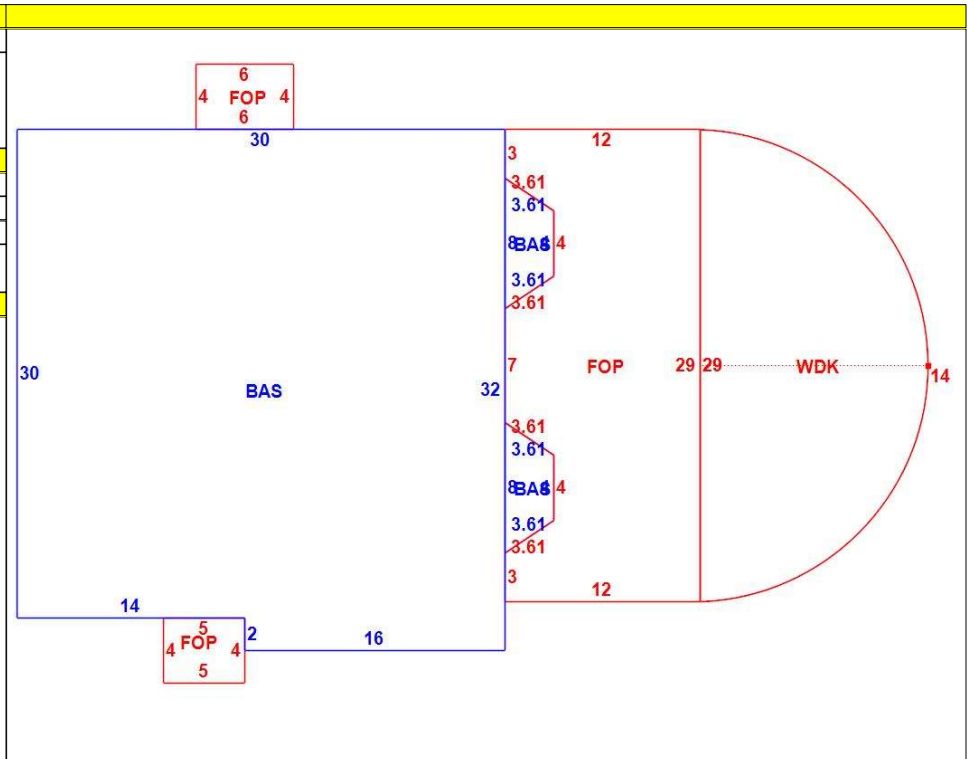
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1876	06-07-2019	822	Insulation	2,174	06-30-2019	100	06-30-2019	Insulate crawlspace	08-18-2022	SR	02		03	Cycl Insp Comp
B35776	04-01-1993	AD	Addition	60,000	01-15-1994	100	12-31-1994	CO REPAIR	03-11-2021	TR	03		15	Abatement Review
									08-20-2020	CK	22		22	Change of Address
									06-09-2020	WD			FR	Field Review
									03-19-2015	JR	03		03	Cycl Insp Comp
									07-02-2013	RB	03		03	Cycl Insp Comp
									03-09-2012	JR	03		20	Sale 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	RF	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF09	19.500		1.0000	3,438,708	3,438,700
1	1010	Single Fam M-0	RF	2	0.090	AC 14,250.00	1.00000	1.0000	0	1.00	WF09	19.500		1.0000	277,875	25,000
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			3,463,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B	Custom			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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	419,227
Year Built	1993
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	360,500
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	2004		86		0.00	4,300
WDC	Wood Deck w/	L	316	18.00	2007		76		0.00	4,300
FOP	Open Porch-ro	B	356	55.00	2004		86		0.00	12,000
PAT1	Patio- Average	L	176	5.89	2008		89		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	968	968	968	433.09	419,227
FOP	Open Porch	0	356	0	0.00	0
WDC	Wood Deck	0	316	0	0.00	0
Ttl Gross Liv / Lease Area		968	1,640	968		419,227

