

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
O'RIORDAN, PATRICK J & VIRGINIA  150 MESSINA WOODS DRIVE  BRAINTREE MA 02184		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 374,700 174,300	Assessed 374,700 174,300
			4 Gas						
			6 Septic		4				
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 53 #DL 2 GIS ID F_983952_2696474				Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 549,000 549,000			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
O'RIORDAN, PATRICK J & VIRGINIA M		25769 0248	10-21-2011	Q	I	286,000	00	Year	Code	Assessed	Year	Code	Assessed			
GREEN, THOMAS		24046 0220	09-22-2009	U	I	0	1	2025	1010	374,700	2024	1010	355,500			
GREEN, THOMAS & GWENDOLYN		2553 0295	07-27-1977	Q		47,500	U		1010	174,300		1010	174,300			
Total										549,000			529,800			488,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total				
0.00							

This signature acknowledges a visit by a Data Collector or Assessor

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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	329,700
Appraised Xf (B) Value (Bldg)	41,500
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	174,300
Special Land Value	0
Total Appraised Parcel Value	549,000
Valuation Method	C
<b>Total Appraised Parcel Value</b>	<b>549,000</b>

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			HYAN

NOTES									

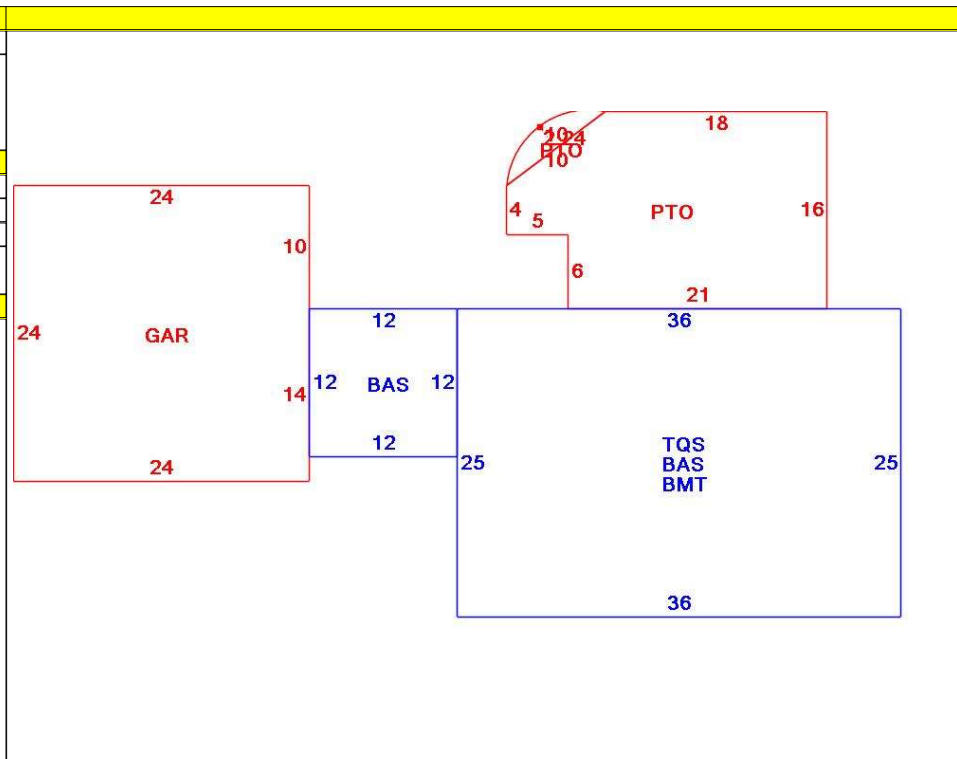
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	11-08-2023	835	Sid/Wind/Roof/	14,000		100		Install 8 windows - no structura	05-26-2020	WD			FR	Field Review
201501732	04-03-2015	RW	Repair Work	50,000	06-22-2015	100	06-30-2015	REPAIR WATER DAMAGE . I	06-24-2015	SR	01		02	Bldg Permit Completed
201501260	03-24-2015	RW	Repair Work	3,500	06-22-2015	100	06-30-2015	DEMOLITION OF RMS. DUE	04-08-2014	JR	03		16	In Office Review
									05-15-2012	TP	03		16	In Office Review
									02-13-2002	PT	01		00	Meas/Listed-Interior Acces
									12-15-1988	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	0.330 AC	176,344.00	2.60499	1.0000	5	1.00	0106	1.150			1.0000	528,273.7
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			174,300

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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 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	433,819
Year Built	1957
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	329,700
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
BRR	Bsmt Rec Rm-	B	432	8.05	1991		76		0.00	2,600
FPL2	Fireplace 1.5 s	B	1	6000.00	1991		76		0.00	4,600
GAR	Attached Gara	B	576	40.00	1991		76		0.00	15,500
BMT	Basement-Unfi	B	900	26.01	1991		76		0.00	18,800
PAT2	Patio-Good	L	377	9.94	2014		95		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	266.31	278,028
BMT	Basement Area	0	900	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	377	0	0.00	0
TQS	Three Quarter Story	585	900	585	173.10	155,791
Ttl Gross Liv / Lease Area		1,629	3,797	1,629		433,819

