

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2025 BARNSTABLE, MA VISION | |
|---|--|---------|----------------|---|----------|--------------------|------|----------|----------|--|---------|
| MEEHAN, MARK T & NANCY A 76 CARTER ROAD WORCESTER MA 01609 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | | |
| | | | 4 Gas | | | RESIDENTL | 1010 | 428,300 | 428,300 | | |
| | | | 6 Septic | | 4 | RES LAND | 1010 | 196,500 | 196,500 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 624,800 | 624,800 |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 35 & 36 #DL 2 GIS ID F_984145_2697113 | | | | Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|-------------|------------|-----|-----|-----------|----|--------------------------------|---------|----------|-------|------|----------|-------|------|----------|
| MEEHAN, MARK T & NANCY A DELIS, SOSSOS & AGATHA | | 24541 0309 | 05-11-2010 | U | I | 185,000 | 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | 1327 0001 | 02-17-1966 | U | | 0 | | 2025 | 1010 | 428,300 | 2024 | 1010 | 401,100 | 2023 | 1010 | 356,700 |
| | | | | | | | | 1010 | 196,500 | | | 1010 | 196,500 | | 1010 | 194,200 |
| | | | | | | | | Total | | 624,800 | Total | | 597,600 | Total | | 550,900 |

| 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 | | | |
| 0106 | | | | HYAN | Appraised Bldg. Value (Card) | 378,100 | |
| | | | | | Appraised Xf (B) Value (Bldg) | 48,800 | |
| | | | | | Appraised Ob (B) Value (Bldg) | 1,400 | |
| | | | | | Appraised Land Value (Bldg) | 196,500 | |
| | | | | | Special Land Value | 0 | |
| | | | | | Total Appraised Parcel Value | 624,800 | |
| | | | | | Valuation Method | C | |
| | | | | | Total Appraised Parcel Value | 624,800 | |

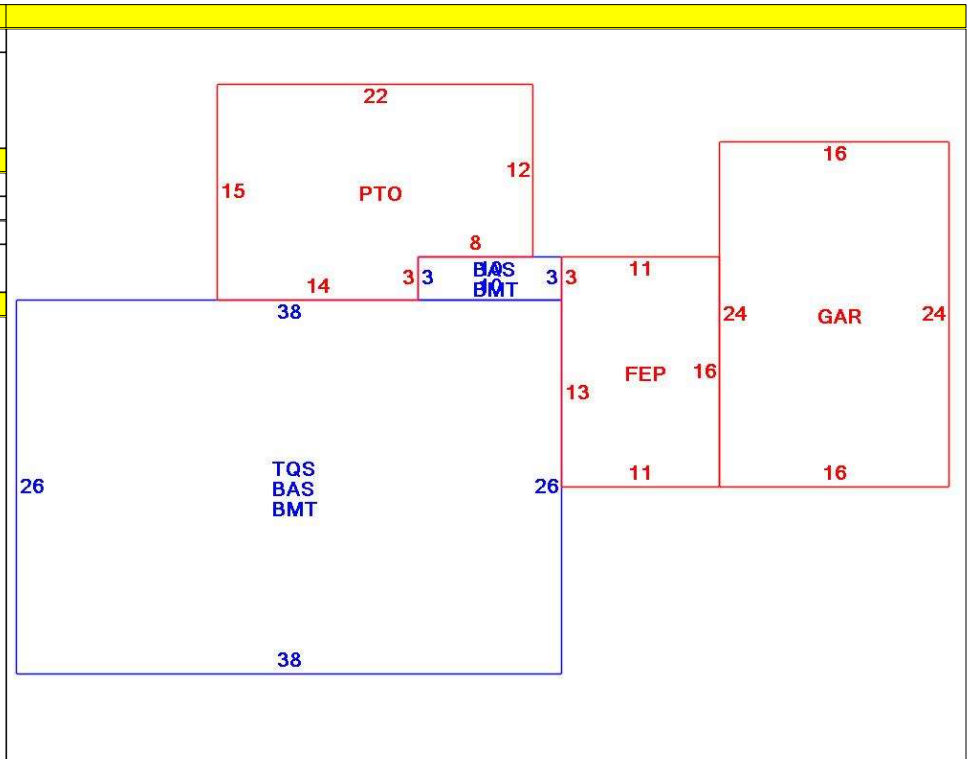
| NOTES | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|-----------|------------|------|-------------|---------|------------|--------|------------|-------------------------|------------|------------------------|------|----|----|-----------------------|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | |
| 201304708 | 07-16-2013 | RW | Repair Work | 120,000 | 04-17-2014 | 100 | 06-30-2014 | REMOV ENTIRE INTER OF D | 05-26-2020 | WD | | | FR | Field Review | |
| 201302127 | 04-09-2013 | DE | Demolish | 5,000 | 07-30-2013 | 100 | 06-30-2013 | DEMO WTR DAMG-NO REBL | 03-09-2018 | SR | 02 | | 03 | Cycl Insp Comp | |
| 201003630 | 07-27-2010 | RE | Remodel | 15,000 | 11-12-2010 | 100 | 06-30-2011 | RENO KIT & 2BTHS | 04-23-2014 | MW | 02 | | 02 | Bldg Permit Completed | |
| 201002599 | 05-26-2010 | NR | New Roof | 8,000 | 06-30-2011 | 100 | 06-30-2011 | REROOF-STRP OLD; RESID | 02-07-2014 | MW | 02 | | 13 | CALL BACK | |
| | | | | | | | | | 08-06-2013 | RB | 03 | | 13 | CALL BACK | |
| | | | | | | | | | 12-09-2011 | JR | 03 | | 16 | In Office Review | |
| | | | | | | | | | 06-14-2011 | RB | 03 | | 02 | Bldg Permit Completed | |

| 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 | 0.720 AC | 176,344.00 | 1.34577 | 1.0000 | 5 | 1.00 | 0106 | 1.150 | | 1.0000 | 272,909.9 | 196,500 | |
| Total Card Land Units | | | | | 0.72 | AC | Parcel Total Land Area | | | | | 0.72 | Total Land Value | | | | 196,500 |

| 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 | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 05 | 5 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 8 | | | | |
| 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 | Owne | 0.0 |
| Adjust Type | Code | Description | Factor% | |
| Condo Flr | | | | |
| Condo Unit | | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 466,825 |
| Year Built | 1958 |
| Effective Year Built | 1999 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 19 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 81 |
| RCNLD | 378,100 |
| 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 | 1997 | | 81 | | 0.00 | 4,900 |
| PAT1 | Patio- Average | L | 306 | 5.89 | 1997 | | 78 | | 0.00 | 1,400 |
| FEP | Enclosed porc | B | 176 | 70.00 | 1997 | | 81 | | 0.00 | 9,400 |
| GAR | Attached Gara | B | 384 | 40.00 | 1997 | | 81 | | 0.00 | 12,700 |
| BMT | Basement-Unfi | B | 1,018 | 26.01 | 1997 | | 81 | | 0.00 | 21,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,018 | 1,018 | 1,018 | 281.22 | 286,282 |
| BMT | Basement Area | 0 | 1,018 | 0 | 0.00 | 0 |
| FEP | Enclosed Porch | 0 | 176 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 384 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 306 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 642 | 988 | 642 | 182.74 | 180,543 |
| Ttl Gross Liv / Lease Area | | 1,660 | 3,890 | 1,660 | | 466,825 |

