

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SALHANEY, STEVEN J TR		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
STEVEN J SALHANEY REV TR					4	RESIDNTL	1010	476,700	476,700
18 CARA DRIVE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	223,500	223,500
WEYMOUTH MA 02188		Alt Prcl ID		Plan Ref. 34/27					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOTS 21, 22, 23		PP STATU					
		#DL 2		Assoc Pid#					
		GIS ID F_988191_2695875				Total 700,200 700,200			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SALHANEY, STEVEN J TR		35265 102	07-22-2022	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
SALHANEY, STEVEN J		35120 148	05-16-2022	U	I	951,952	1	2025	1010	476,700	2024	1010	451,900			
DEAL, CHRISTOPHER J & JENNIFER, A		27896 0192	12-20-2013	Q	I	428,000	00		1010	223,500		1010	223,500			
ABLITT, DIANE T TR		25640 0287	08-25-2011	U	I	1	1F									
ABLITT, DIANE L		18043 0156	12-17-2003	U	I	96,250	1A									
Total								700,200		Total		675,400		Total		604,500

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

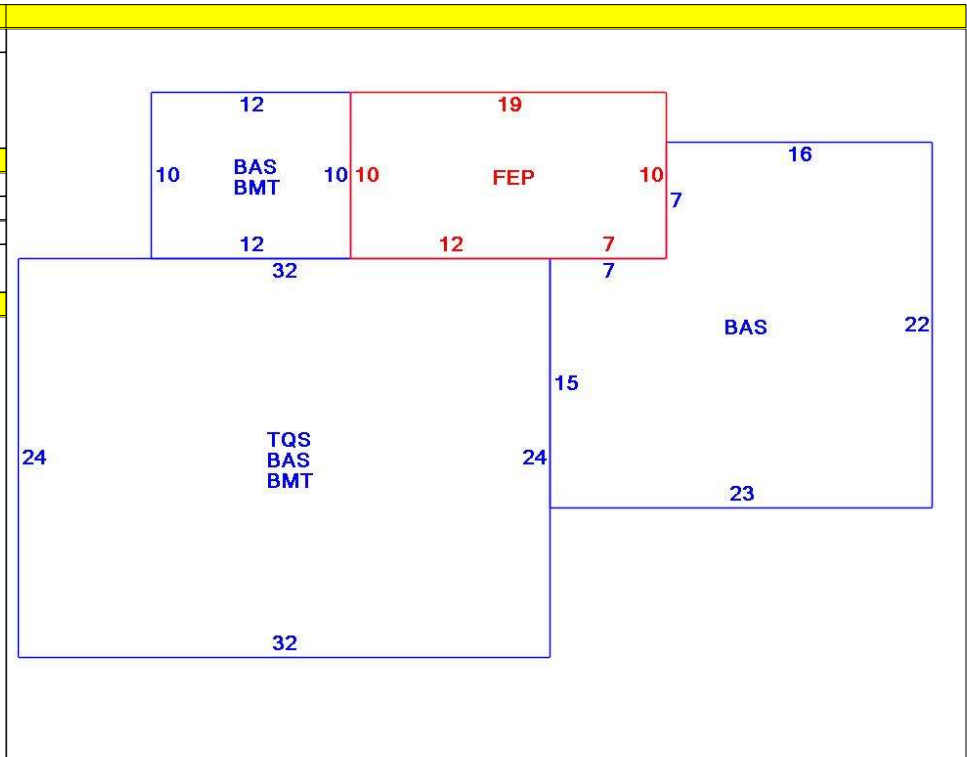
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	424,400
Appraised Xf (B) Value (Bldg)	44,900
Appraised Ob (B) Value (Bldg)	7,400
Appraised Land Value (Bldg)	223,500
Special Land Value	0
Total Appraised Parcel Value	700,200
Valuation Method	C
Total Appraised Parcel Value	700,200

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-23-3	03-21-2023	835	Sid/Wind/Roof/	27,925		100		We are going to replace 17 sin	06-22-2022	BM	22		22	Change of Address
									06-22-2022	BM	03		16	In Office Review
									06-10-2021	BM	22		22	Change of Address
									05-08-2020	WD			FR	Field Review
									03-09-2018	SR	02		03	Cycl Insp Comp
									06-26-2014	JR	03		16	In Office Review
									04-08-2004	GB			03	Cycl Insp Comp

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	0.530 AC	176,344.00	1.70777	1.0000	5	1.00	0107	1.400		1.0000	421,620.8	223,500	
Total Card Land Units					0.53 AC	Parcel Total Land Area					0.53	Total Land Value					223,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		558,398			
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		424,400			
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	1991		76		0.00	4,600
FEP	Enclosed porc	B	190	70.00	1991		76		0.00	9,300
BMT	Basement-Unfi	B	888	26.01	1991		76		0.00	18,600
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600
BFA1	Bsmt Fin-Goo	B	500	32.56			76		0.00	12,400
SHED	Shed	L	120	18.00	2015		82		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,345	1,345	1,345	302.82	407,292
BMT	Basement Area	0	888	0	0.00	0
FEP	Enclosed Porch	0	190	0	0.00	0
TQS	Three Quarter Story	499	768	499	196.75	151,107
Ttl Gross Liv / Lease Area		1,844	3,191	1,844		558,399

