

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
OHARA, JOHN M & JANE M TRS THE OHARA FAMILY REVOCABLE TR 89 BIRDS HILL AVENUE NEEDHAMMA02492				1	Level	4	Gas	1	Paved			Description RESIDENTL RES LAND		Code 1010 1010		Assessed 332,900 259,100		Assessed 332,900 259,100					
						5	Well			5													
				SUPPLEMENTAL DATA																			
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT A #DL 2 GIS IDF_956765_2725601				Plan Ref.239/77 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		592,000		592,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
OHARA, JOHN M & JANE M TRS OHARA, JOHN M & JANE M WOODWARD, DERRICK & PAMELA , S T, WOODWARD, DERRICK & PAMELA				326360286		01-21-2020		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				227740319		03-24-2008		Q	I	341,62500		2025	1010	332,900	2024	1010	325,900	2023	1010	280,700			
				101220184		03-29-1996		U	I	1A		1010	1010	259,100	1010	259,100	1010	236,600					
				33920107		11-09-1981		Q		16,500U		Total		592,000		Total		585,000		Total		517,300	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)290,800 Appraised Xf (B) Value (Bldg)36,400 Appraised Ob (B) Value (Bldg)5,700 Appraised Land Value (Bldg)259,100 Special Land Value0 Total Appraised Parcel Value592,000 Valuation MethodC Total Appraised Parcel Value592,000									
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0107								WBARNS															
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			
B29296		05-01-1986		DW	Dwelling		57,000	01-15-1987	100	12-31-1987		WB 1 STOR		05-19-2020		DM			FR	Field Review			
														09-14-2016		SR	02		03	Cycl Insp Comp			
														02-18-2009		NF	02		20	Sale Review			
														08-21-2006		PT	02		14	Cyclical Inspection			
														03-24-2000		PT	01		00	Meas/Listed-Interior Acces			
														05-15-1987		AM							
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	5	1.000AC		176,344.00	1.00000	1.0000	5	1.00	0107	1.400					1.0000	246,881.6	246,900		
1	1010	Single Fam M-0		RF	5	0.610AC		14,250.00	1.00000	1.0000	0	1.00	0107	1.400					1.0000	19,950	12,200		
Total Card Land Units						1.61	AC	Parcel Total Land Area						1.61	Total Land Value						259,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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	2001		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	900	8.05	2001		84		0.00	6,100
WDC	Wood Decking	L	504	20.00	1999		60		0.00	5,700
FOPC	Open Prch-roo	B	16	55.00	2001		84		0.00	1,100
BMT	Basement-Unfi	B	1,192	26.01	2001		84		0.00	25,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,192	1,192	1,192	290.41	346,169	
BMT	Basement Area	0	1,192	0	0.00	0	
FPC	Open Porch Conc. Floor	0	16	0	0.00	0	
WDK	Wood Deck	0	504	0	0.00	0	
Ttl Gross Liv / Lease Area		1,192	2,904	1,192		346,169	

