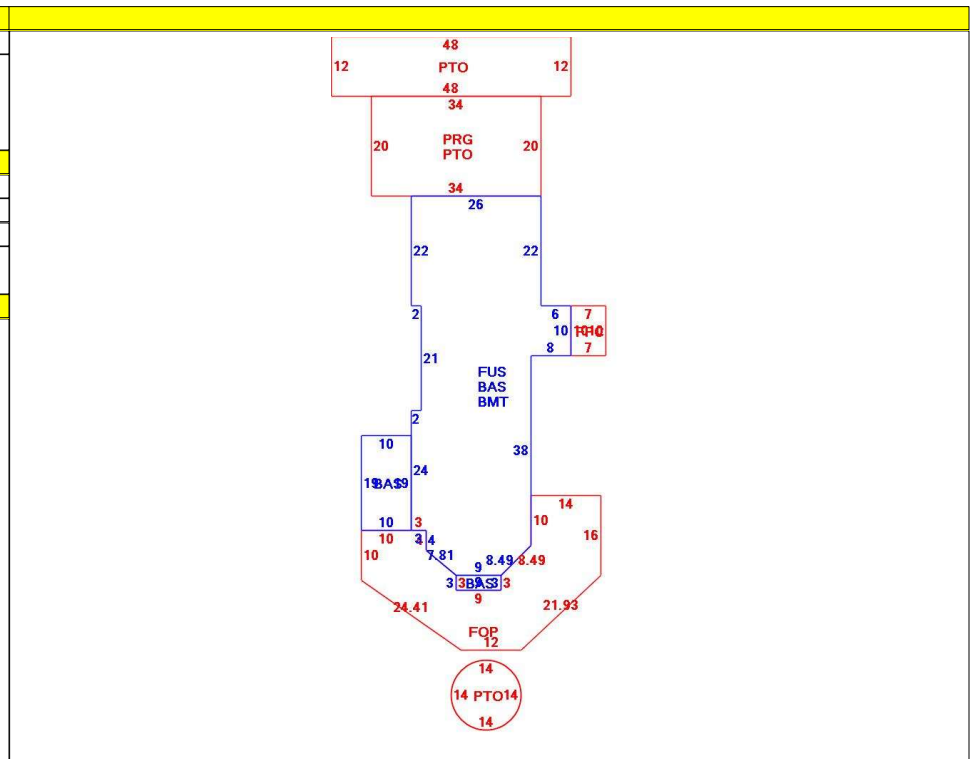


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
MCDANIEL, JOHN C & GWEN C 23 METCALF ST WORCESTER MA 01609				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1090 1090	Assessed 1,443,100 1,587,900	Assessed 1,443,100 1,587,900								
						4	Gas			7													
				SUPPLEMENTAL DATA																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 20 & 23 #DL 2 GIS ID F_963260_2690008				Plan Ref. Land Ct# 15967-G #SR Life Estate PP STATU Assoc Pid#				Total		3,031,000		3,031,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCDANIEL, JOHN C & GWEN C MCDANIEL, JOHN C BROOKS, RICHARD HT SR TR GARDNER, WALTER A & MARY D GREGORY, DAVID T				C151169	0	12-08-1998	U	I	1		1A	Year 2025	Code 1090 1090	Assessed 1,443,100 1,587,900	Year 2024	Code 1090 1090	Assessed V 1,381,100 1,587,900	Year 2023	Code 1090 1090	Assessed 1,180,400 1,250,100			
				C149342	0	07-14-1998	Q	I	660,000		00												
				C140894	0	06-15-1996	Q	I	587,500		U												
				C116508	0	01-15-1989	Q	I	570,000		U												
C95030	0	01-15-1984	U	I	85,000		A	Total		3,031,000		Total		2,969,000		Total		2,430,500					
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 Appraised Bldg. Value (Card) 1,318,800 Appraised Xf (B) Value (Bldg) 94,800 Appraised Ob (B) Value (Bldg) 29,500 Appraised Land Value (Bldg) 1,587,900 Special Land Value 0 Total Appraised Parcel Value 3,031,000 Valuation Method C Total Appraised Parcel Value 3,031,000											
Nbhd		Nbhd Name		B		Tracing				Batch													
0117										OSTVIL													
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						
64629	10-18-2002	RE	Remodel	150,000	04-07-2003	100	01-01-2003	REMODO,KIT,1/2BTH,WINDO				06-02-2020	WD			FR	Field Review						
43168	12-20-1999	RE	Remodel	48,000	01-31-2001	100	01-01-2001	FIN GSTHSE				08-15-2019	SR	02		03	Cycl Insp Comp						
37409	03-29-1999	PL	Plumbing	23,000	04-25-2000	100	01-01-2000	Remodel Baths				04-20-2007	PT	02		14	Cyclical Inspection						
35965	01-19-1999	RW	Repair Work	2,500	04-25-2000	100	01-01-2000	Replace of slider/Door				08-18-2003	PT	02		01	Meas/Est						
B35104	06-01-1992	AD	Addition	30,500	01-15-1993	100		OS ADD'N				04-07-2003	MF	02		02	Bldg Permit Completed						
B34092	12-01-1990	AD	Addition	18,000	01-15-1992	100		OS RENOV'				04-20-2001	PT	01		00	Meas/Listed-Interior Acces						
B33215	09-01-1989	SP	Swimming Pool	20,000	01-15-1990	100		OS SW POO				01-31-2001	MF	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	1090	Multi Hses M-01	RC	3	0.580	AC	176,344.00	1.60055	1.0000	5	1.00	0117	9.700				1.0000	2,737,793	1,587,900				
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value					1,587,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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
FPL3	Fireplace 2 sto	B	1	7000.00	1989		77		0.00	5,400
FPO	Ext FP Openin	B	1	2000.00	1989		77		0.00	1,500
PAT2	Patio-Good	L	1,256	9.94	2001		82		0.00	9,000
FOP	Open Porch-ro	B	807	55.00	1989		77		0.00	23,100
BMT	Basement-Unfi	B	1,846	26.01	1989		77		0.00	32,200
FOPC	Open Prch-roo	B	70	55.00	1989		77		0.00	2,800
PAT2	Patio-Good	L	154	9.94	2001		82		0.00	1,400
PRG1	Pergola-Avg	L	680	18.00	2018		88	C	1.00	10,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,063	2,063	2,063	365.97	754,996
BMT	Basement Area	0	1,846	0	0.00	0
FOP	Open Porch	0	807	0	0.00	0
FPC	Open Porch Conc. Floor	0	70	0	0.00	0
FUS	Upper Story	1,846	1,846	1,846	365.97	675,581
PRG	Pergola	0	680	0	0.00	0
PTO	Patio	0	1,410	0	0.00	0
Ttl Gross Liv / Lease Area		3,909	8,722	3,909		1,430,577



State Use 1090
Print Date 12/19/2024 11:44:16

CURRENT OWNER					TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION								
MCDANIEL, JOHN C & GWEN C 23 METCALF ST WORCESTER MA 01609					1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed											
							4	Gas																			
							6	Septic			7																
SUPPLEMENTAL DATA												RESIDNTL RES LAND	1090 1090	1,443,100 1,587,900	1,443,100 1,587,900												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 20 & 23 #DL 2 GIS ID F_963260_2690008						Plan Ref. Land Ct# 15967-G #SR Life Estate PP STATU Assoc Pid#																					
						Total		3,031,000	3,031,000																		
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCDANIEL, JOHN C & GWEN C MCDANIEL, JOHN C BROOKS, RICHARD HT SR TR GARDNER, WALTER A & MARY D GREGORY, DAVID T					C151169	0	12-08-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
					C149342	0	07-14-1998	Q	I	660,000	00	2025	1090	1,443,100	2024	1090	1,381,100	2023	1090	1,180,400							
					C140894	0	06-15-1996	Q	I	587,500	U		1090	1,587,900		1090	1,587,900		1090	1,250,100							
					C116508	0	01-15-1989	Q	I	570,000	U																
					C95030	0	01-15-1984	U	I	85,000	A	Total		3,031,000	Total		2,969,000	Total		2,430,500							
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																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0117											OSTVIL																
NOTES																											
																	Appraised Bldg. Value (Card)						1,318,800				
																	Appraised Xf (B) Value (Bldg)						94,800				
																	Appraised Ob (B) Value (Bldg)						29,500				
Appraised Land Value (Bldg)																	1,587,900										
Special Land Value																	0										
Total Appraised Parcel Value																	3,031,000										
Valuation Method																	C										
Total Appraised Parcel Value																	3,031,000										
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									
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								
2	1090	Multi Hses M-01	RC	3	0 SF	0.00	1.00000	1.0000	5	1.00		1.000						0.0000	0	0							
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.58	Total Land Value														

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	06	Conventional							
Model	01	Residential							
Grade:	C	Average							
Stories	1	1 Story							
Exterior Wall 1	11	Clapboard							
Exterior Wall 2									
Roof Structure	03	Gable/Hip							
Roof Cover	10	Wood Shingle							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	14	Carpet							
Interior Floor 2									
Heat Fuel	04	Electric							
Heat Type	07	Elec Baseboard							
AC Type	03	Central							
Bedrooms	01	1 Bedroom							
Full Baths	1								
Half Baths	0								
Extra Fixtures									
Total Rooms	3	3 Rooms							
Bath Style									
Kitchen Style									
Occupancy									
Sewer Occupan									
Accessory Apt									
Foundation Alt	01	Poured Conc.							
Rms Prts									
Bath Split	10	1 Full-0 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
GAR	Attached Gara	B	550	40.00	2007		88		0.00	17,400
BMT	Basement-Unfi	B	360	26.01	2007		88		0.00	12,000
PATF	Flagstone Pav	L	240	30.00	2018		99		0.00	7,600
PAT2	Patio-Good	L	64	9.94	2006		87		0.00	700
UST	Utility Storage-	B	20	17.11	2007		88		0.00	400
			</							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	360	360	360	343.96	123,826	
BMT	Basement Area	0	360	0	0.00	0	
GAR	Attached Garage	0	550	0	0.00	0	
PTO	Patio	0	304	0	0.00	0	
TQS	Three Quarter Story	358	550	358	223.89	123,138	
UST	Utility Enclosure	0	20	0	0.00	0	
Ttl Gross Liv / Lease Area		718	2,144	718		246,964	

