Key: **2635**

Town of OAK BLUFFS - Fiscal Year 2021

10/27/2020 11:16 pm SEQ #: 2,735

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARRIERI GUY **C/O CARRIERI GABRIEL J** **284 1ST ST** **MELROSE, MA 02176**	**16-116-0**	**238 COUNTY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARRIERI GABRIEL J	10/09/2020	A	125,000	1546-622
CARRIERI GUY	10/16/2013	A	1	1332-60
CARRIERI GUY J		99		305-227

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		60	Field Review		05/17/2011	JD	0	0
		51	Measur+1Visi		05/02/2011	SL	0	0
		51	Measur+1Visi		04/04/2002	SL	0	0
		50	Measur+Liste		08/25/1988	SR	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,454	050 1.04	100 1.00	1 1.00	234,780	4.92	NA 1.00	NA 1.00			277,220

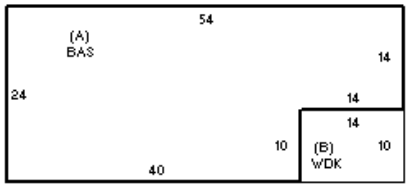
TOTAL	10,454 SF	ZONING		FRNT	0
Ngh	0050	NOTE			
Infl1	100% GOOD				
Infl2	1				

ASSESSED	CURRENT	PREVIOUS
LAND	277,200	264,000
BUILDING	126,600	117,300
DETACHED	700	700
OTHER	0	0
TOTAL	**404,500**	**382,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50		1985	120	12.00	700

PHOTO 05/02/2011



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.60	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	99	1.00	N/A [100%]

MEASURE		
LIST		
REVIEW		

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,156	DETAIL ADJ	1.488
$NLA(RCN)	$180	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	1	.00
1/2 BATHS	0	1.00
FIXTURES	0	1.00
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	99	N/A	1.00
EXT. COVER	8	PLYWOOD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	7	PLYWOOD	0.97
HEATING/COOL	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BAS AREA	1,156	1970	176.13	203,612
	WDK	N	WOOD DECK	140		20.00	2,800
	MST	O	MASONRY STACK	1		1,200.00	1,200

TOTAL RCN	207,612
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1978 / 39	
COND	39	39 %
FUNC	0	
ECON	0	
DEPR	39	% GD 61
RCNLD		$126,600