Key: 9083

Town of SANDWICH - Fiscal Year 2026

1/6/2026 12:34 am SEQ #: 8,227

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANNE C PRENDERGAST REVOCABLE TRUST **360 NEWBURY STREET, UNIT 806** **BOSTON, MA 02115**	**56-36-0**	**12 FOXCROFT LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANNE C PRENDERGAST REVOCA	10/31/2019	F	1	32429-56
PRENDERGAST, ANNE C	01/06/2004	QS	2,300,000	18099-264
MARIEB, ELAINE N	11/01/2000	QS	1,450,000	13337-296

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	Meas Only		09/03/2024	LW	0	100
24-0542	06/17/2024	10	Reroof/Resid	10,000	09/03/2024	LW	0	100
		30	Cyclical Ins		05/15/2019	KB	0	100
		51	Meas Only		05/15/2019	KB	0	100
EP18-0035	04/24/2018	25	Deck	1,500	05/15/2019	KB	0	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	60,000	100	1.00	OCN	1.00	100	1.00	2,184,500	0.73	100	1.00	210	8.50			2,185,400
300	A	1.023	100	1.00	OCN	1.00	100	1.00	179,350	1.00	100	1.00	210	8.50			183,480

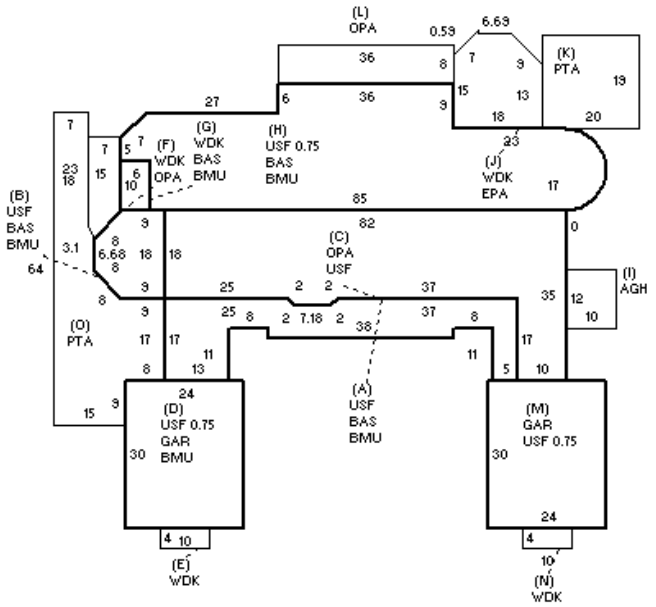
TOTAL	2.400 Acres	ZONING	R2	FRNT	93

Nbhd	Residential
Infl1	OCEAN
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	2,368,900	2,213,800
BUILDING	5,407,900	5,114,000
DETACHED	87,800	83,600
OTHER	0	0
TOTAL	**7,864,600**	**7,411,400**

* -- Partial Listing. See Next Page.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A 1.00	6 0.94	12X16 BEACHS	2008	192	35.67	6,400
IPG	A 1.00	15 0.85		2008	1,000	92.70	78,800
PTD	A 1.00	16 0.84	FIREPIT	2008	240	12.68	2,600

PHOTO 09/03/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	10	1.00	CONTEMPORARY [100%]
QUALITY	S+	2.75	SUPER PLUS [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2024	LW
LIST	3/14/2008	WS
REVIEW		

BLDG COMMENTS

LumpSum(S/V)
RM. CT. INC BMF IS 16,
NO BR IN BMF.

YEAR BLT	2008	SIZE ADJ	0.950
NET AREA	9,104	DETAIL ADJ	1.040
$NLA(RCN)	$699	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	16	1.00
BEDROOMS	6	1.00
FULL BATHS	8	1.00
1/2 BATHS	2	1.00
FIXTURES	40	.00
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	3	WOOD SHINGLE	1.02
FLOOR COVER	3	HARDWOOD	1.00
INT. FINISH	1	DRYWALL	1.00
HEATING/COOL	5	FL RAD HOT WTR	1.02
FUEL SOURCE	99	N/A	1.00
NET ADJ FACTOR	99	N/A	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMNT UNF	4,664		105.52	492,143
+	BAS	L	1ST FL FN	3,944	2008	542.50	2,139,624
+	USF	L	UP FL FN	5,160	2008	261.88	1,351,326
C	OPA	N	OP FR PRCH	694		241.21	167,399
+	GAR	N	ATT GARAGE	1,440		252.79	364,018
E	WDK	N	WOOD DECK	40		153.29	6,132
F	OPA	N	OP FR PRCH	127		346.25	43,974
F	WDK	N	WOOD DECK	127		141.40	17,958
G	WDK	N	WOOD DECK	60		149.22	8,953
I	AGH	N	ATT GRNHSE	120		436.66	52,399
J	EPA	N	EN FR PRCH	319		329.69	105,171
J	WDK	N	WOOD DECK	319		135.19	43,125
K	PTA	N	PATIO	380		48.27	18,342
L	OPA	N	OP FR PRCH	288		248.09	71,449
N	WDK	N	WOOD DECK	40		153.29	6,132
O	PTA	N	PATIO	826		48.27	39,869

TOTAL RCN	6,362,195

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2008 / 16		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$5,407,900

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LAND

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TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING		
DETACHED		
OTHER		
TOTAL		

* -- Partial Listing. See Previous Page.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BUILDING

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE		
LIST		
REVIEW		

BLDG COMMENTS

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
$NLA(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
	BMF	N	BSMNT FN	4,192		216.75	908,601
	BMG	N	BSMNT GAR	2		17,925.65	35,851
	FIX	O	PLMB FIX	33		9,597.53	316,719
	FPL	O	FIREPLACE	2		36,875.45	73,751
	GFP	O	FP-PRE FAB	2		33,843.65	67,687
	GN2	O	MED GENERATOR	1		31,572.10	31,572

TOTAL RCN

CONDITION ELEM	CD

EFF.YR/AGE

COND	
FUNC	
ECON	
DEPR	% GD

RCNLD