

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNAMARA, ROSEMARY A 175 ABBEY GATE COTUIT MA 02635		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	403,700	403,700
			6 Septic			RES LAND	1010	218,200	218,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 13A #DL 2 GIS ID F_943782_2689597				Plan Ref. 281/83 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 621,900 621,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCNAMARA, ROSEMARY A		6547 0015	12-15-1988	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MCNAMARA, ROSEMARY A & DIXEY, JO		6458 0206	09-15-1988	Q	I	189,000	U	2023	1010	344,800	2022	1010	282,400			
PETERSON, THOMAS W & NANCY		4106 0063	05-15-1984	Q	I	127,000	U		1010	198,400	2021	1010	138,500			
MC SHANE, JOHN J		3662 0286	01-15-1983	Q	V	16,500	U					1010	9,100			
Total								543,200		Total		418,800		Total		397,900

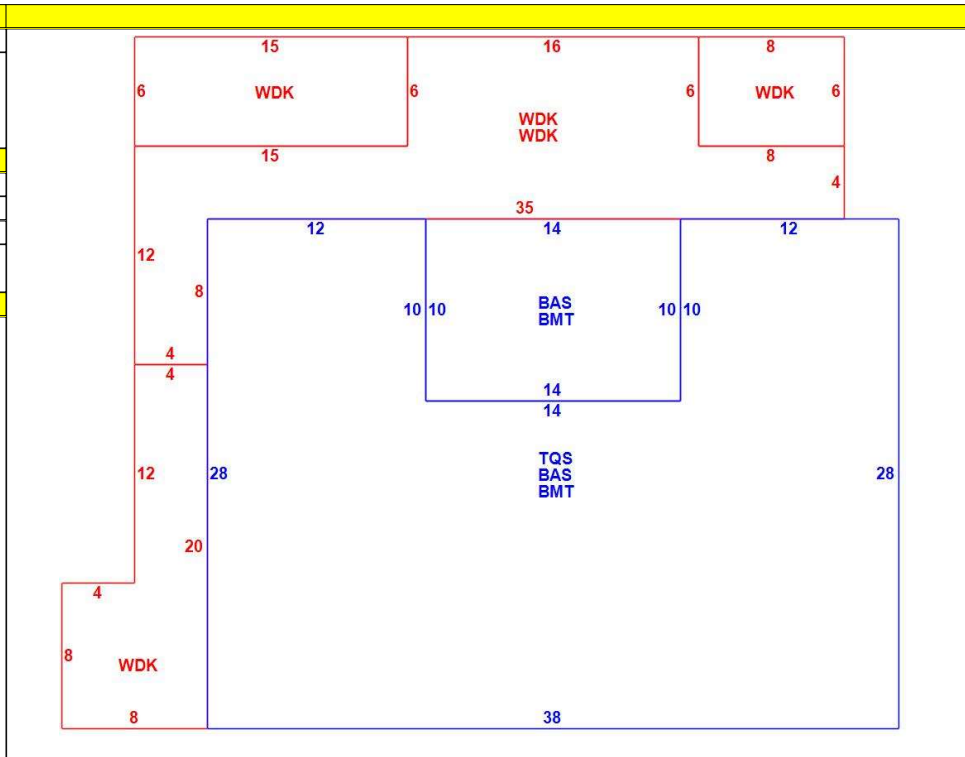
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0107				COTUIT				
NOTES				Appraised Bldg. Value (Card)				363,800
				Appraised Xf (B) Value (Bldg)				30,800
				Appraised Ob (B) Value (Bldg)				9,100
				Appraised Land Value (Bldg)				218,200
				Special Land Value				0
				Total Appraised Parcel Value				621,900
				Valuation Method				C
				Total Appraised Parcel Value				621,900

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
BLDR-23-11	08-17-2023	880	Alt-Int work-Res	15,243		100		INSTALL REPLACEMENT TU	08-24-2021	CK	02		03	Cycl Insp Comp
201205384	08-31-2012	OT	Other	2,500	06-30-2013	100	06-30-2013	RELIN 8X8 FLUE TILE VEN	05-27-2020	DM			FR	Field Review
201203416	07-23-2012	WD	Wood Deck	5,000	06-30-2013	100	06-30-2013	REPAIR/REPLC DRY ROT ON	06-06-2016	AL	03		16	In Office Review
201200575	01-31-2012	NS	New Siding	13,800	06-30-2012	100	06-30-2012	RESIDE	08-22-2013	NF	03		03	Cycl Insp Comp
201006296	11-19-2010	NW	New Windows	6,900	06-30-2011	100	06-30-2011	REPLC 6 WINDS .33 U VALU	10-01-2012	SR	02		14	Cyclical Inspection
B25745	11-01-1983	DW	Dwelling	0	05-15-1985	100	06-30-1985	CO 1 1/2S	02-22-2005	PT	02		01	Meas/Est
									09-25-2002	PT	02		01	Meas/Est

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	2	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0107	1.400			1.0000	474,330.0	218,200
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					218,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		433,113
			Year Built		1984
			Effective Year Built		1998
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		363,800
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2000		84		0.00	5,900
FPO	Ext FP Openin	B	1	2000.00	2000		84		0.00	1,700
WDC	Wood Decking	L	534	20.00	1999		60		0.00	6,000
BMT	Basement-Unfi	B	1,064	26.01	2000		84		0.00	23,200
WDC	Wood Deck w/	L	284	18.00	1999		60		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	260.13	276,776
BMT	Basement Area	0	1,064	0	0.00	0
TQS	Three Quarter Story	601	924	601	169.20	156,337
WDK	Wood Deck	0	818	0	0.00	0
Ttl Gross Liv / Lease Area		1,665	3,870	1,665		433,113

