

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHEA, MICHAEL P & DONNA L  44 QUEEN ANNE LANE  COTUIT MA 02635		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	554,300	554,300
			6 Septic			RES LAND	1010	176,400	176,400
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 1 #DL 2 GIS ID F_961988_2720371				Plan Ref. 517/38 Land Ct# #SR Life Estate PP STATU Assoc Pid#		730,700			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHEA, MICHAEL P & DONNA L		33690 61	01-15-2021	Q	I	598,000	00	Year	Code	Assessed	Year	Code	Assessed			
MACFADYEN, MARY L		32463 0140	11-13-2019	U	I	1	1F	2023	1010	496,000	2022	1010	419,000			
MACFADYEN, ROBERT E & MARY L		9877 0346	10-15-1995	Q	V	50,000	U		1010	160,400		1010	118,900			
NICKULAS, DONALD W		9874 0153	10-15-1995	U	V	35,000	B					1010	5,500			
NICKULA, WILLIAM		9817 0114	08-15-1995	U	V	1	D	Total		656,400	Total		537,900	Total		482,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			WBARNS

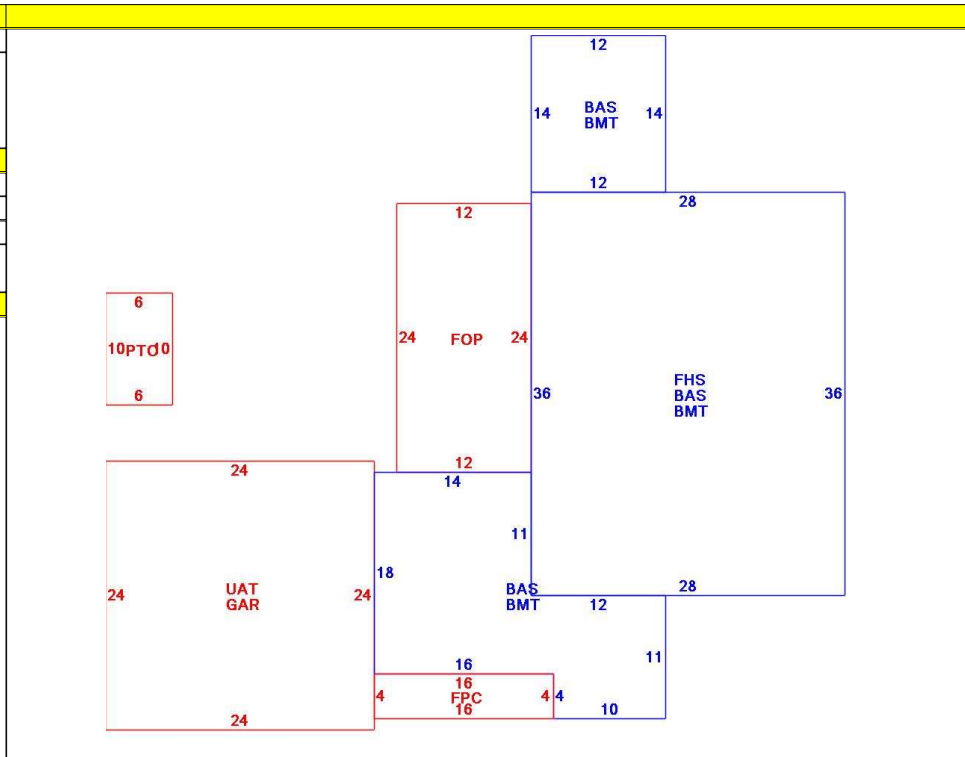
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	478,200
Appraised Xf (B) Value (Bldg)	70,600
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	176,400
Special Land Value	0
Total Appraised Parcel Value	730,700
Valuation Method	C
Total Appraised Parcel Value	730,700

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
201301531	03-13-2013	GN	Generator	0				GENERATOR	05-19-2020	DM			FR	Field Review
201205905	09-25-2012	NR	New Roof	15,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	08-05-2019	JD	03		16	In Office Review
10311	09-01-1995	DW	Dwelling	120,000	01-01-1997	100	06-30-1997	WB 11/2 S	07-24-2018	LH	03		16	In Office Review
									08-02-2017	JL	03		16	In Office Review
									04-19-2017	SR	02		14	Cyclical Inspection
									07-15-2016	TG	03		16	In Office Review
									07-28-2015	TW	03		16	In Office Review

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	5	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	100
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			176,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		525,498			
Year Built		1995			
Effective Year Built		2008			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		9			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		91			
RCNLD		478,200			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2010		91		0.00	5,500
FOP	Open Porch-ro	B	288	55.00	2010		91		0.00	10,400
GAR	Attached Gara	B	576	40.00	2010		91		0.00	18,600
BMT	Basement-Unfi	B	1,552	26.01	2010		91		0.00	33,000
FOPC	Open Prch-roo	B	64	55.00	2010		91		0.00	3,100
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
PAT2	Patio-Good	L	60	9.94	2003		84		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,552	1,552	1,552	248.58	385,796
BMT	Basement Area	0	1,552	0	0.00	0
FHS	Half Story	504	1,008	504	124.29	125,284
FOP	Open Porch	0	288	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	60	0	0.00	0
UAT	Attic, Unfinished	0	576	58	25.03	14,418
Ttl Gross Liv / Lease Area		2,056	5,676	2,114		525,498

