

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
WIINIKAINEN, WAYNE J & MARILYN WIINIKAINEN FAMILY NOM TRUST 1090 NEWTOWN RD  COTUIT MA 02635		2   Above Street	2   Public Water	1   Paved		Description	Code	Assessed	Assessed		
			4   Gas			RESIDNTL	1010	401,000	401,000		
			6   Septic			RES LAND	1010	156,200	156,200		
<b>SUPPLEMENTAL DATA</b>						Total				557,200	557,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 8 #DL 2 GIS ID F_944645_2700660				Plan Ref. 250/59 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIINIKAINEN, WAYNE J & MARILYN C T		15817 0031	10-29-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIINIKAINEN, WAYNE J & MARILYN		2732 0120	06-20-1978	U		0		2023	1010	341,400	2022	1010	295,500	2021	1010	237,000
									1010	142,000		1010	105,200		1010	105,200
															1010	2,100
								Total		483,400	Total		400,700	Total		344,300

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				
0105			COTUIT					
<b>NOTES</b>				Appraised Bldg. Value (Card)				369,300
				Appraised Xf (B) Value (Bldg)				28,800
				Appraised Ob (B) Value (Bldg)				2,900
				Appraised Land Value (Bldg)				156,200
				Special Land Value				0
				Total Appraised Parcel Value				557,200
				Valuation Method				C
				Total Appraised Parcel Value				557,200

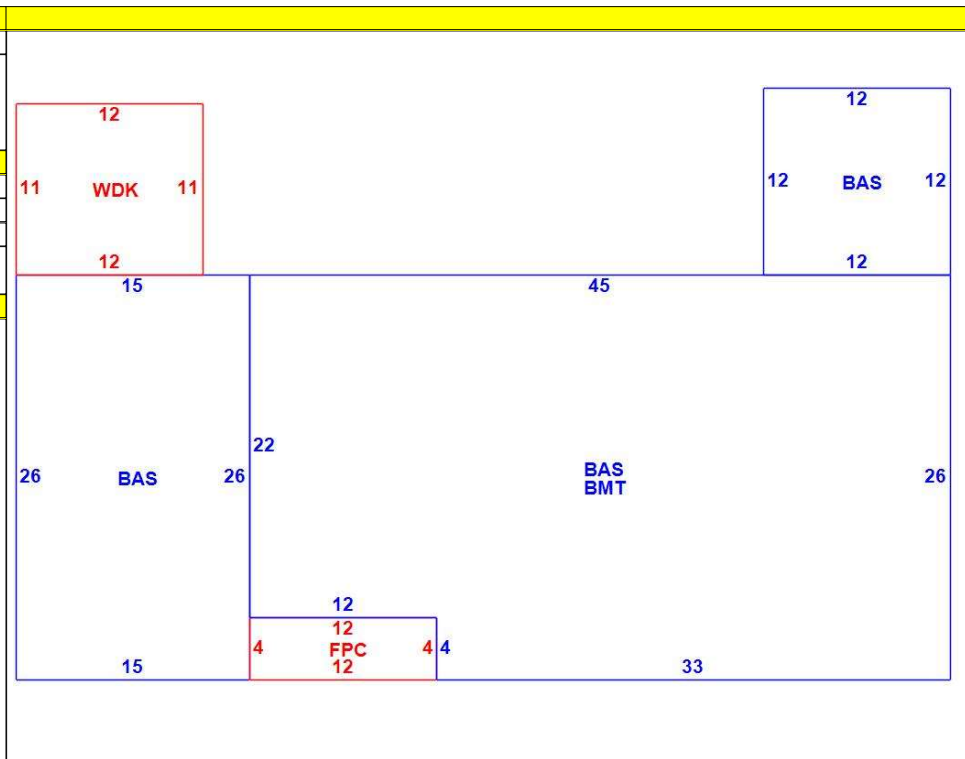
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201107181	12-20-2011	NR	New Roof	1,600	06-30-2012	100	06-30-2012	REROOF NOT STRIPPING	10-27-2022	SR	02		03	Cycl Insp Comp
B22186	05-01-1980	RE	Remodel	0	01-15-1981	100	12-31-1981	MM REMOD	05-21-2020	LS			FR	Field Review
									03-17-2014	SR	02		03	Cycl Insp Comp
									04-14-2005	PT	01		00	Meas/Listed-Interior Acces
									08-21-1999	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	1010	Single Fam M-0	RF	2	0.470 AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Ownr   0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	467,406
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	369,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		79		0.00	4,000
WDC	Wood Decking	L	132	20.00	1996		54		0.00	2,100
FOPC	Open Prch-roo	B	48	55.00	1994		79		0.00	2,200
BMT	Basement-Unfi	B	1,122	26.01	1994		79		0.00	22,600
SHED	Shed	L	80	18.00	1997		56		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,656	1,656	1,656	282.25	467,406
BMT	Basement Area	0	1,122	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
WDK	Wood Deck	0	132	0	0.00	0
Ttl Gross Liv / Lease Area		1,656	2,958	1,656		467,406

