

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LINK, TODD J & ALISON							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
7 PINSON LANE							RESIDNTL	1010	944,300	944,300	
NORWELL MA 02061							RES LAND	1010	1,080,700	1,080,700	
SUPPLEMENTAL DATA							Total		2,025,000	2,025,000	VISION
Alt Prcl ID			Split Zonin		Plan Ref.						
BID Parcel			ResExpt Q YES:		Land Ct# 15694-D (SH 2)						
#DL 1 LOT 39			#DL 2		Life Estate						
GIS ID F_977108_2695196					PP STATU						
					Assoc Pid#						

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LINK, TODD J & ALISON			C225179	0	01-26-2021	U	I	1,121,250	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MACKAY, CAROL W			D141828	0	04-03-2020	U	I	0	1F	2023	1010	640,800	2022	1010	504,500	2021	1010	429,600
MACKAY, EDWARD E & CAROL W			C92947	0	08-04-1983	Q	V	47,000	U		1010	982,500		1010	531,800		1010	515,000
										Total	1,623,300	Total	1,036,300	Total	949,300			

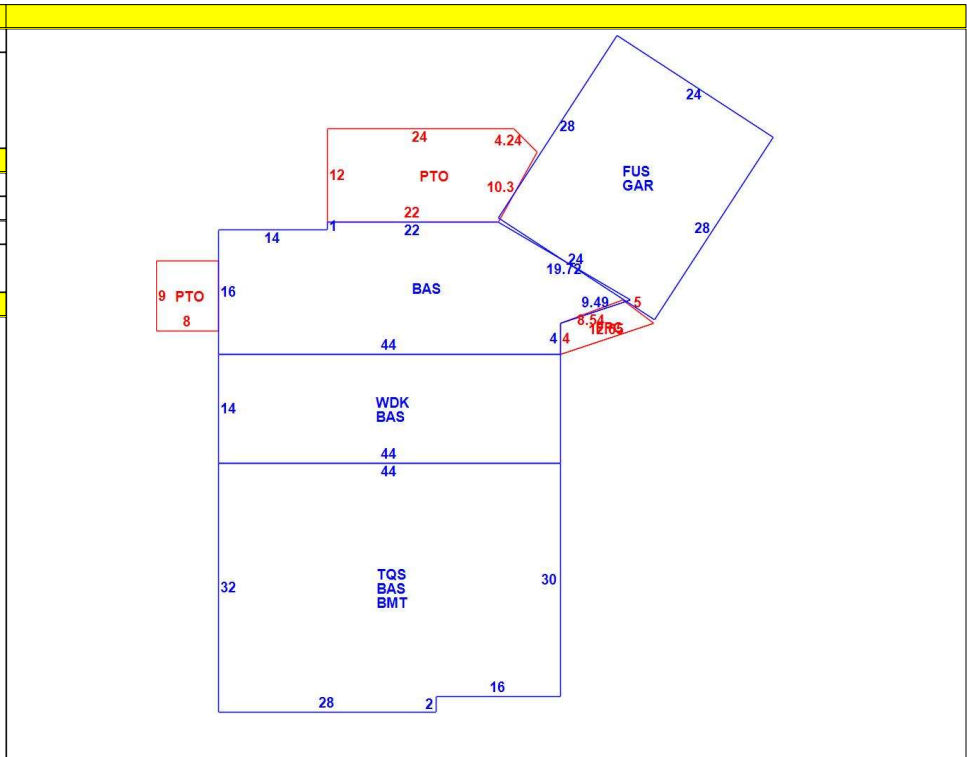
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2011	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name	B		Tracing		Batch													
0114				CENVIL															
NOTES																			
Appraised Bldg. Value (Card) 858,400																			
Appraised Xf (B) Value (Bldg) 71,300																			
Appraised Ob (B) Value (Bldg) 14,600																			
Appraised Land Value (Bldg) 1,080,700																			
Special Land Value 0																			
Total Appraised Parcel Value 2,025,000																			
Valuation Method C																			
Total Appraised Parcel Value 2,025,000																			

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
EXPR-23-7	06-08-2023	835	Sid/Wind/Roof/	813		100		Air seal home, reposition existi		03-07-2023	SR	02		02	Bldg Permit Completed
BLDR-21-15	12-15-2021	804	Addn Alt-Res	200,000	03-07-2023	100	06-30-2023	Adding a screen porch and de		09-29-2022	SR	01		13	CALL BACK
BLDR-21-98	08-27-2021	804	Addn Alt-Res	38,000	06-30-2022	100	06-30-2022	Add walls and ceilings to finish		05-20-2020	WD			FR	Field Review
										09-12-2012	RB	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	RD-	3	0.620	AC	176,344.00	1.52068	1.0000	5	1.00	0114	6.500		1.0000	1,743,072	1,080,700
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			1,080,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			1,021,923		
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			858,400		
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	2000		84		0.00	5,000
GAR	Attached Gara	B	672	40.00	2000		84		0.00	19,200
BMT	Basement-Unfi	B	1,376	26.01	2000		84		0.00	28,000
FOPC	Open Prch-roo	B	30	55.00	2000		84		0.00	1,700
PAT1	Patio- Average	L	297	5.89	2022		100		0.00	1,800
WDC	Wood Decking	L	616	20.00	2022		100		0.00	11,400
BFA	Bsmt Fin-Avg	B	904	17.36	2000		84		0.00	13,200
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
PATC	Conc Pavers	L	72	15.46	2023		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,745	2,745	2,745	237.05	650,702
BMT	Basement Area	0	1,376	0	0.00	0
FPC	Open Porch Conc. Floor	0	42	0	0.00	0
FUS	Upper Story	672	672	672	237.05	159,298
GAR	Attached Garage	0	672	0	0.00	0
PTO	Patio	0	369	0	0.00	0
TQS	Three Quarter Story	894	1,376	894	154.01	211,923
WDK	Wood Deck	0	616	0	0.00	0
Ttl Gross Liv / Lease Area		4,311	7,868	4,311		1,021,923

