

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCVICAR, KATHLEEN A & WILLIAM K 90 EAST LANE #1000 COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	1,230,200	1,230,200
			6 Septic			RES LAND	1010	386,900	386,900
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 22/63						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q YES:			Life Estate						
#DL 1 LOTS 7 & 8			PP STATU						
#DL 2									
GIS ID F_947173_2691047			Assoc Pid#						
						Total		1,617,100	1,617,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCVICAR, KATHLEEN A & WILLIAM K		31441 0278	08-01-2018	Q	I	1,042,000	00	Year	Code	Assessed	Year	Code	Assessed	
LUFF, TIMOTHY J & ITALIA M		28424 0196	10-03-2014	U	I	100	1F	2023	1010	1,099,700	2022	1010	945,200	
LUFF, TIMOTHY J & ITALIA M		9889 0271	10-18-1995	Q	V	42,500	U		1010	359,700	2021	1010	272,400	
KNISS, RICHARD & ELIZABETH		1854 0085	05-08-1973	U		0						1010	38,100	
						Total		1,459,400	Total		1,193,900	Total		1,065,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,031,900
Appraised Xf (B) Value (Bldg)	127,400
Appraised Ob (B) Value (Bldg)	70,900
Appraised Land Value (Bldg)	386,900
Special Land Value	0
Total Appraised Parcel Value	1,617,100
Valuation Method	C
Total Appraised Parcel Value	1,617,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			COTUIT

NOTES									

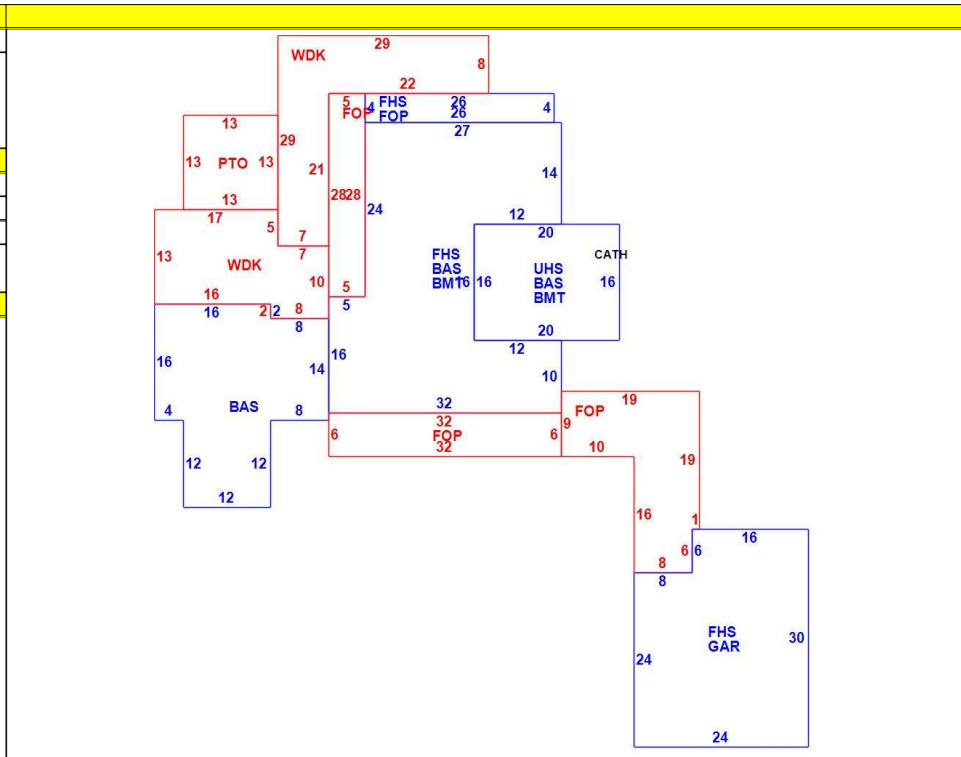
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-3097	10-02-2019	830	Pool - Inground	50,000	01-08-2021	100	06-30-2021	Install 12' x 50' in-ground gunit finish space @garage for studi	01-08-2021	SR	02		02	Bldg Permit Completed	
19-990	04-16-2019	880	Alt-Int work-Res	150,000	01-24-2020	100	06-30-2020		07-13-2020	LH	03		22	Change of Address	
56825	10-29-2001	AD	Addition	50,000	08-26-2002	100	01-01-2003	CO 11/2 S	07-10-2020	PK	03		16	In Office Review	
11314	10-01-1995	DW	Dwelling	100,000	01-15-1996	100	01-01-1997		05-28-2020	DM				FR	Field Review
									01-24-2020	SR	01			13	CALL BACK
									06-28-2019	SR	01			13	CALL BACK
									09-13-2013	SR	02			03	Cycl Insp Comp

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	0.970 AC	176,344.00	1.02805	1.0000	5	1.00	0109	2.200			1.0000	398,837.2
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			386,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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	1,172,658
Year Built	1996
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	1,031,900
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
WDC	Wood Deck w/	L	672	18.00	2003		68		0.00	7,500
FOP	Open Porch-ro	B	745	55.00	2006		88		0.00	24,600
GAR	Attached Gara	B	672	40.00	2006		88		0.00	20,100
BMT	Basement-Unfi	B	1,288	26.01	2006		88		0.00	27,800
PAT2	Patio-Good	L	169	9.94	2003		84		0.00	1,600
FPLG	Gas Fireplace-	B	1	2500.00	2006		88		0.00	2,200
PRG1	Pergola-Avg	L	56	18.00	2012		86	C	1.00	900
SHD3	Shed-High Qu	L	120	25.00	2012		86		0.00	2,600
BFA2	Bsmt Fin-VG-	B	1,100	54.47	2006		88		0.00	52,700
SPL3	Pool Gunite	L	600	75.00	2019		100	C	1.00	48,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	423.65	762,566
BMT	Basement Area	0	1,288	0	0.00	0
FHS	Half Story	872	1,744	872	211.82	369,421
FOP	Open Porch	0	745	0	0.00	0
GAR	Attached Garage	0	672	0	0.00	0
PTO	Patio	0	169	0	0.00	0
UHS	Half Story, Unfinished	0	320	96	127.09	40,670
WDK	Wood Deck	0	672	0	0.00	0
Ttl Gross Liv / Lease Area		2,672	7,410	2,768		1,172,657



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