

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KINEAVY, MARY ELLEN TR CHOLE MARY TRUST 52 NARRAGANSETT ROAD						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
QUINCY MA 02169						RESIDNTL	1010	279,500	279,500	
						RES LAND	1010	179,200	179,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_948736_2695192				Plan Ref. Land Ct# 36608-C (SH 1) #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)									
KINEAVY, MARY ELLEN TR		C205654	0	03-02-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KINEAVY, MARY C TR		C168265	0	02-19-2003	U	I	1	1F	2023	1010	241,600	2022	1010	212,100	2021	1010	172,700
KINEAVY, THOMAS F & MARY C		C101014	0	04-15-1985	Q	I	76,000	00		1010	177,100		1010	125,900		1010	125,900
WALSH, MARTIN T & KAREN H		C79078	0	08-07-1979	U		0		Total		418,700	Total		338,000	Total		301,600

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0106				COTUIT										

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card)						238,800			
										Appraised Xf (B) Value (Bldg)						37,700			
										Appraised Ob (B) Value (Bldg)						3,000			
										Appraised Land Value (Bldg)						179,200			
										Special Land Value						0			
										Total Appraised Parcel Value						458,700			
										Valuation Method						C			
										Total Appraised Parcel Value						458,700			

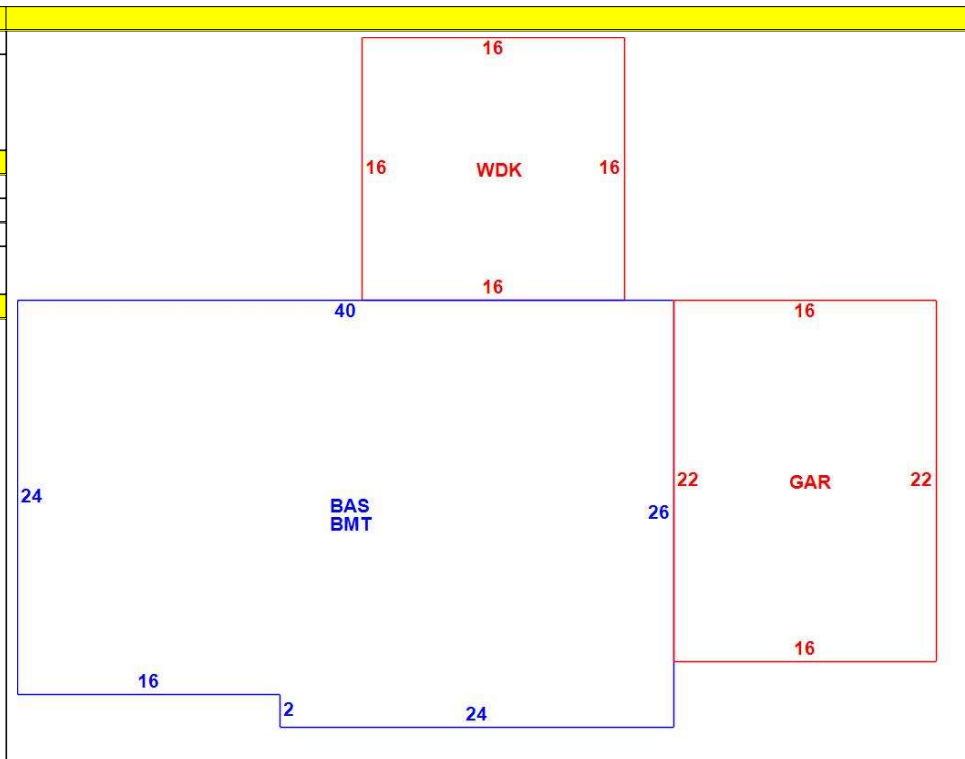
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
B20572	09-01-1978	DW	Dwelling	0	01-15-1980	100	01-15-1980	CO 11/2 S		11-14-2022	SR	02		03	Cycl Insp Comp				
										06-10-2020	WD			FR	Field Review				
										01-14-2019	RB	22		22	Change of Address				

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	0106	1.150				1.0000	389,614.4	179,200
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value					179,200	

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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 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	294,870
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	238,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
WDC	Wood Decking	L	256	20.00	1997		56		0.00	3,000
GAR	Attached Gara	B	352	40.00	1997		81		0.00	12,000
BMT	Basement-Unfi	B	1,008	26.01	1997		81		0.00	21,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	292.53	294,870
BMT	Basement Area	0	1,008	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,008	2,624	1,008		294,870

