

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGUIRK, MICHAEL C & JOANN M LEPAGE, ROBERT P & ARLINE A 114 PINEVIEW DRIVE COTUIT MA 02635		2	Above Street	2	Public Water	RESIDENTL RES LAND	Code 1010 1010	Assessed 384,200 155,900	Assessed 384,200 155,900
		4	Gas	1	Paved				
		6	Septic						
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 282/27					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 26		#DL 2		Life Estate					
GIS ID F_947413_2697723		Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGUIRK, MICHAEL C & JOANN M DENNIS STAR CONSTRUCTION CORPO		4402	0014	01-30-1985	Q	I	75,500	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		1822	0144	03-15-1973	U		0		2023	1010 1010	328,900 141,700	2022	1010 1010	282,300 105,000	2021	1010 1010 1010	224,700 105,000 4,900
Total									470,600		Total		387,300		Total		334,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION																
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			COTUIT				

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card)						347,700			
										Appraised Xf (B) Value (Bldg)						31,600			
										Appraised Ob (B) Value (Bldg)						4,900			
										Appraised Land Value (Bldg)						155,900			
										Special Land Value						0			
										Total Appraised Parcel Value						540,100			
										Valuation Method						C			
										Total Appraised Parcel Value						540,100			

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				
201104782 B25709	09-07-2011 10-01-1983	NS DW	New Siding Dwelling	2,500 0	06-30-2012 05-15-1985	100 100	06-30-2012 12-31-1985	RESIDE CO 1 ST		07-31-2023 07-31-2021 06-11-2020 09-18-2015 09-24-2013 07-11-2005 03-16-1999	YB BM WD AL RB PT FS	03 02 03 03 02 01		16 03 FR 16 03 01 00	In Office Review Cycl Insp Comp Field Review In Office Review Cycl Insp Comp Meas/Est 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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value				155,900

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					
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	413,977
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	347,700
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	2000		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	336	8.05	2000		84		0.00	2,300
SHED	Shed	L	160	18.00	1997		56		0.00	1,600
WDC	Wood Decking	L	260	20.00	1999		60		0.00	3,300
BMT	Basement-Unfi	B	1,196	26.01	2000		84		0.00	25,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,532	1,532	1,532	270.22	413,977
BMT	Basement Area	0	1,196	0	0.00	0
WDK	Wood Deck	0	260	0	0.00	0
Ttl Gross Liv / Lease Area		1,532	2,988	1,532		413,977

