Property Location 63 PINEVIEW DRIVE | Map ID 040/ 120/ / / | Bldg Name | State Use 1010
Vision ID 2717 | Account # 25485 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 5:42:04 PM

CURRENT OWNER

DOLAN, CAROL ANN TR
CAROL DOLAN FAMILY TRUST
9 ERNEST ROAD

ARLINGTON MA 02474

TOPO / UTILITIES / STRT / ROAD / LOCATION

2	Above Street	2	Public Water				
		4	Gas	1	Paved		
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID
Split Zonin
BID Parcel
ResExpt Q
#DL 1 LOT 52
#DL 2
GIS ID F_947045_2697294

Plan Ref. 282/27
Land Ct#
#SR
Life Estate
PP STATU
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	380,100	380,100
RES LAND	1010	159,600	159,600
	Total	539,700	539,700

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
DOLAN, CAROL ANN TR	27551	0147	07-18-2013	U	I	100	1F
DOLAN, CAROL A	27551	0146	07-18-2013	U	I	0	1
DOLAN, STEPHEN K & CAROL A	7386	0130	12-15-1990	Q	I	100,000	U
MARTIN, WILLIAM P & ALICE B	4141	0040	06-15-1984	Q	I	58,900	U
THEOHARIDIS, SPERO & MAGDALENE T	3565	0199	09-15-1982	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	329,900	2022	1010	287,500	2021	1010	235,700
	1010	145,100		1010	107,500		1010	107,500
							1010	4,400
	Total	475,000		Total	395,000		Total	347,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				COTUIT

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	315,600
Appraised Xf (B) Value (Bldg)	60,100
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	159,600
Special Land Value	0
Total Appraised Parcel Value	539,700
Valuation Method	C
Total Appraised Parcel Value	539,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BLDR-22-12	10-17-2022	804	Addn Alt-Res	140,000	06-30-2023	80		1st floor - partial walls - insulati
B36145	09-01-1993	AD	Addition	45,000	01-15-1994	100	12-31-1994	CO ADDIT'
B26246	04-01-1984	DW	Dwelling	0	04-15-1985	100	12-31-1985	CO 1 ST

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-10-2023	SR	01		13	CALL BACK
07-31-2021	BM	02		03	Cycl Insp Comp
06-11-2020	WD			FR	Field Review
09-24-2013	RB	03		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	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0105	1.000	ABUTS ROUTE 28	1.0000	301,160.2	159,600

Total Card Land Units 0.53 AC | Parcel Total Land Area 0.53 | Total Land Value 159,600

Property Location 63 PINEVIEW DRIVE | Map ID 040/ 120/ / / | Bldg Name | State Use 1010
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CONSTRUCTION DETAIL

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	02	Minimum/Plywd
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	1	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style	02	Modernized
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

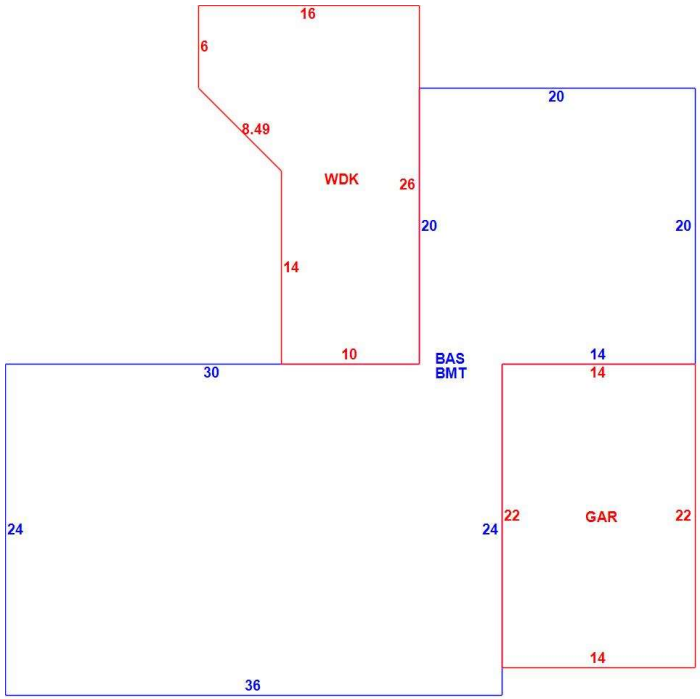
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	375,686
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	315,600
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	2	5000.00	2000		84		0.00	8,400
BFA	Bsmt Fin-Avg	B	964	17.36	2000		84		0.00	14,100
WDC	Wood Decking	L	314	20.00	2004		70		0.00	4,400
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	1,264	26.01	2000		84		0.00	26,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	297.22	375,686
BMT	Basement Area	0	1,264	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	314	0	0.00	0
	Ttl Gross Liv / Lease Area	1,264	3,150	1,264		375,686