

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGINTY, WILLIAM & KATHLEEN A								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
40 MELISSA LANE								RESIDNTL	1010	1,006,200	1,006,200	
COTUIT MA 02635								RES LAND	1010	246,900	246,900	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 426/99		Total				
Split Zonin						Land Ct#		1,253,100				
BID Parcel						#SR						
ResExpt Q YES:						Life Estate						
#DL 1 LOT 2						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_942475_2695850												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGINTY, WILLIAM & KATHLEEN A				35860	7	06-26-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCGINTY, WILLIAM & KATHLEEN A				31168	0020	03-29-2018	Q	I	675,000	00	2023	1010	855,800	2022	1010	696,500	2021	1010	621,900
GOODEN, EARLA				20840	0029	03-22-2006	U	I	0	1A		1010	224,400		1010	154,400		1010	156,800
GOODEN, EARL & SUSAN BETH				18347	0025	03-23-2004	U	I	1	1A								1010	8,700
GOODEN, SUSAN BETH				15441	0349	08-05-2002	Q	I	399,900	00	Total		1,080,200	Total		850,900	Total		787,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2020	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

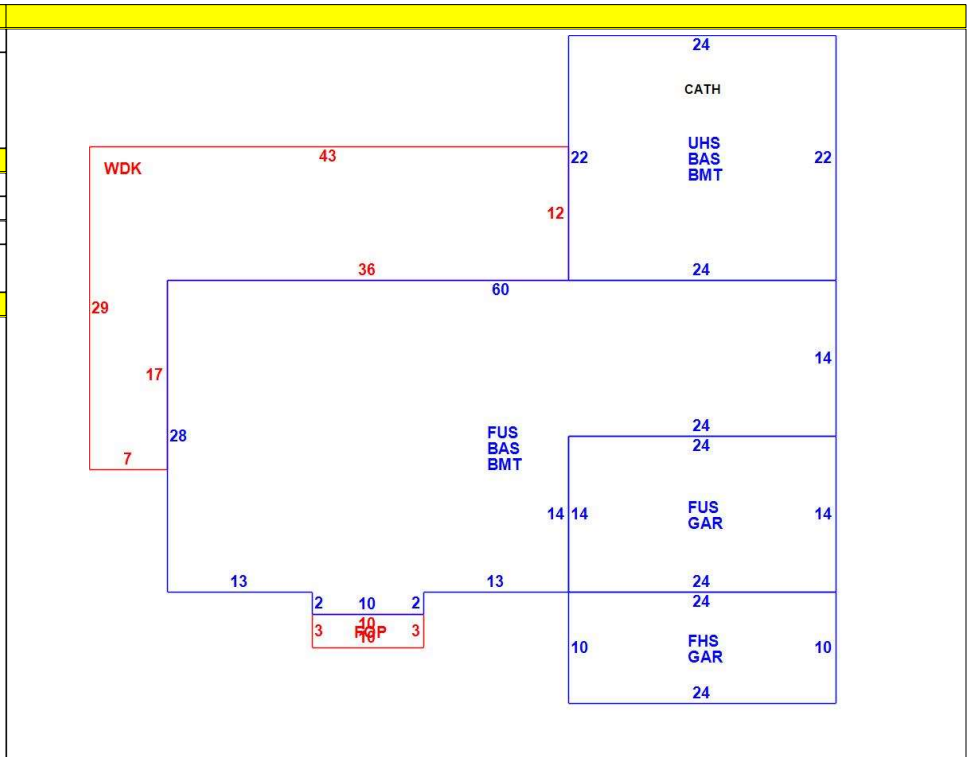
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			929,200
Appraised Xf (B) Value (Bldg)			67,100
Appraised Ob (B) Value (Bldg)			9,900
Appraised Land Value (Bldg)			246,900
Special Land Value			0
Total Appraised Parcel Value			1,253,100
Valuation Method			C
Total Appraised Parcel Value			1,253,100

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
52451	03-29-2001	DW	Dwelling	190,748	03-12-2002	100	01-01-2003		08-26-2021	CK	01		03	Cycl Insp Comp
									02-19-2020	PK	03		16	In Office Review
									08-29-2013	RB	03		03	Cycl Insp Comp
									09-21-2010	JR	03		16	In Office Review
									01-10-2005	PT	04		44	Drive by inspection only
									05-06-2003	PT	02		01	Meas/Est
									03-14-2003	PT	02		01	Meas/Est

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	2	0.020	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	0.0000	2,375	0
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			246,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
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	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	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		978,122			
Year Built		2002			
Effective Year Built		2012			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
RCNLD		929,200			
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 Decking	L	635	20.00	2006		74		0.00	8,700
FOP	Open Porch-ro	B	30	55.00	2014		95		0.00	2,300
GAR	Attached Gara	B	576	40.00	2014		95		0.00	19,400
BMT	Basement-Unfi	B	1,892	26.01	2014		95		0.00	40,600
SHED	Shed	L	120	18.00	1996		54		0.00	1,200
FPLG	Gas Fireplace-	B	2	2500.00	2014		95		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,892	1,892	1,892	252.74	478,193
BMT	Basement Area	0	1,892	0	0.00	0
FHS	Half Story	120	240	120	126.37	30,329
FOP	Open Porch	0	30	0	0.00	0
FUS	Upper Story	1,700	1,700	1,700	252.74	429,666
GAR	Attached Garage	0	576	0	0.00	0
UHS	Half Story, Unfinished	0	528	158	75.63	39,934
WDK	Wood Deck	0	635	0	0.00	0
Ttl Gross Liv / Lease Area		3,712	7,493	3,870		978,122

