

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HIGGINS, MARY F 2 COBB AVENUE MANCHESTER MA 01944				1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	468,300	468,300		
				6	Septic					RES LAND	1010	1,827,000	1,827,000		
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_950108_2690126				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total				2,295,300	2,295,300		

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
HIGGINS, MARY F				24605	0066	06-09-2010	Q	I			1,650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BALDWIN, ELIZABETH W & MCKELLAR, MCKELLAR, PETER F TR				24605	0026	06-09-2010	U	I			0	1	2023	1010	423,100	2022	1010	366,100	2021	1010	283,700
MCKELLAR, PETER FREDERICK				13217	0059	08-31-2000	U	I			1	1F		1010	2,352,900		1010	1,204,700		1010	1,204,700
COWAN, RORY & WHITE, CHAROLETTE				9921	0121	11-08-1995	Q	I			550,000	U								1010	38,700
				3722	0081	04-25-1983	U	I			122,500	A	Total				2,776,000	Total	1,570,800	Total	1,527,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	358,300
Appraised Xf (B) Value (Bldg)	71,300
Appraised Ob (B) Value (Bldg)	38,700
Appraised Land Value (Bldg)	1,827,000
Special Land Value	0
Total Appraised Parcel Value	2,295,300
Valuation Method	C
Total Appraised Parcel Value	2,295,300

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
201407062	10-16-2014	NR	New Roof	15,000	06-30-2015	100	06-30-2015	RE-ROOFING (STRIPPING O	06-09-2020	WD			FR	Field Review
201200776	02-16-2012	HA	HVAC	5,700	05-21-2013	100	06-30-2013	HVAC DUCT REHAB WHOLE	06-05-2013	RB	03		02	Bldg Permit Completed
201104584	08-25-2011	NR	New Roof	15,000	05-21-2013	100	06-30-2013	REROOF,RESIDE,REPLACE	05-18-2006	GB	02		15	Abatement Review
201104230	08-16-2011	RE	Remodel	400,000	05-21-2013	100	06-30-2013	REMOD/RESTORE CAPE	04-27-2004	MF	04		44	Drive by inspection only
71089	08-27-2003	NR	New Roof	20,000	04-27-2004	100	01-01-2004		05-06-1999	FS	01		00	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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0119	12.000		1.0000	5,219,941	1,827,000
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value				1,827,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	22	2 Full-2 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		426,543
			Year Built		1780
			Effective Year Built		1999
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		358,300
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1999		84		0.00	5,000
FGR2	Garage- Avg-	L	441	50.00	1975		56	00	1.00	12,300
BFA	Bsmt Fin-Avg	B	938	17.36	1999		84		0.00	13,700
DKAV	Dock-Ave	L	1	100000.0	1981		24		0.00	24,000
WDC	Wood Decking	L	170	20.00	1996		54		0.00	2,400
FOPC	Open Prch-ro	B	494	55.00	1999		84		0.00	15,300
FEP	Enclosed porc	B	324	70.00	1999		84		0.00	14,700
BMT	Basement-Unfi	B	938	26.01	1999		84		0.00	21,400
FOP	Open Porch-ro	B	15	55.00	1999		84		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,022	1,022	1,022	295.39	301,893
BMT	Basement Area	0	938	0	0.00	0
FEP	Enclosed Porch	0	324	0	0.00	0
FOP	Open Porch	0	15	0	0.00	0
FPC	Open Porch Conc. Floor	0	494	0	0.00	0
TQS	Three Quarter Story	419	644	419	192.19	123,770
WDK	Wood Deck	0	170	0	0.00	0
Ttl Gross Liv / Lease Area		1,441	3,607	1,441		425,663

