

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MCGEE, TODD & KAREN 46 FORSYTH COURT COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,404,500 300,800	Assessed 1,404,500 300,800	
			4 Gas	1 Paved						
			6 Septic							
SUPPLEMENTAL DATA						Total				
Alt Prcl ID		Split Zonin		Plan Ref. 292/25-27						
BID Parcel		ResExpt Q YES:		Land Ct# 3216-C (SH 3)						
#DL 1		LOT 44 / PARCELS 1 & 2		#SR						
#DL 2				Life Estate						
GIS ID		F_952055_2693577		PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCGEE, TODD & KAREN		C224639	0	12-04-2020	Q	I	1,184,000	00	Year	Code	Assessed	Year	Code	Assessed
LEPPLA, DAVID C & JACQUELINE K		C214791	0	11-29-2017	Q	I	1,022,000	00	2023	1010	1,242,300	2022	1010	1,049,800
MAYCOCK, FRANCIS E		C213429	0	07-06-2017	U	I	1	1		1010	297,700		1010	190,900
MAYCOCK, MARCY L & FRANCIS E		C198814	0	11-28-2012	Q	I	940,000	00					1010	52,500
DENNEN, EDWARD R & CHARLENE W		C173068	0	05-21-2004	U	I	565,000	1	Total		1,540,000	Total		1,240,700
										Total				1,103,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2022	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				COTUIT	Appraised Bldg. Value (Card)	1,282,200	
					Appraised Xf (B) Value (Bldg)	69,800	
					Appraised Ob (B) Value (Bldg)	52,500	
					Appraised Land Value (Bldg)	300,800	
					Special Land Value	0	
					Total Appraised Parcel Value	1,705,300	
					Valuation Method	C	
					Total Appraised Parcel Value	1,705,300	

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						
200705031	08-28-2007	RE	Remodel	100,000	08-18-2011	100	06-30-2011	REMOVE 2CAR GAR 1FL; RE		10-15-2021	AS	03		16	In Office Review						
80118	10-22-2004	OB	Out Building	8,500	08-18-2011	100	06-30-2011	8X24 DECK&POOLHSE		06-08-2020	WD			FR	Field Review						
79330	09-17-2004	SP	Swimming Pool	19,000	09-19-2005	100	12-31-2005			08-23-2018	GC	03		16	In Office Review						
77840	07-13-2004	RA	Remodel-Additi	206,800	11-30-2004	100	01-01-2005			01-22-2018	SR	01		03	Cycl Insp Comp						
B20487	08-01-1978	DW	Dwelling	0	01-15-1980	100	12-31-1980	CO 11/2 S		08-25-2017	SR	01		03	Cycl Insp Comp						
										09-22-2015	TP	03		16	In Office Review						
										05-13-2015	JR	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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800
1	1010	Single Fam M-0	RF	2	0.040	AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	1,000
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			300,800	

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			4 Gas			RESIDNTL	1010	1,404,500	1,404,500		
			6 Septic			RES LAND	1010	300,800	300,800		
SUPPLEMENTAL DATA						Total				1,705,300	1,705,300
Alt Prcl ID		Split Zonin		Plan Ref. 292/25-27							
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Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed			
2023	1010	1,242,300	2022	1010	1,049,800	2021	1010	848,100						
	1010	297,700		1010	190,900		1010	202,900						
								52,500						
Total		1,540,000	Total	1,240,700	Total	1,103,500								

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Total												

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0108				COTUIT

NOTES			

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LAND LINE VALUATION SECTION																
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Total Card Land Units																
Parcel Total Land Area																
Total Land Value																

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	A	Luxury									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	04	Electric				Year Built					
Heat Type	07	Elec Baseboard				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				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	
SPH2	Pool Heater 50	L	1	3081.00	2004		70		0.00	2,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											