

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOUTALAKIS, ROSA E & REAL, CLAR ROSA E KOUTALAKIS INDENTURE O 80 WINDING COVE ROAD		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 492,800 241,400	Assessed 492,800 241,400
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
MARSTONS MIL MA 02648		Alt Prcl ID		Plan Ref. 272/29					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q YES:		Life Estate					
		#DL 1 LOT 87		PP STATU					
		#DL 2							
		GIS ID F_951826_2698568		Assoc Pid#					
						Total		734,200	734,200

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KOUTALAKIS, ROSA E & REAL, CLARA T KOUTALAKIS, DEMETRIOS & ROSA NEGUS, STANLEY P JR ESTATE OF NEGUS, STANLEY P JR ESTATE OF NEGUS, STANLEY P JR		32147 0245	07-10-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		24546 0179	05-12-2010	U	I	400,000	1	2023	1010	437,700	2022	1010	368,300	2021	1010	305,900
		24546 0176	05-12-2010	U	I	0	1		1010	219,400		1010	150,900		1010	153,300
		#BA09P1 0	06-23-2009	U	I	0	1								1010	12,500
		22512 0252	12-04-2007	U	I	0	1A	Total		657,100	Total		519,200	Total		471,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	435,600
Appraised Xf (B) Value (Bldg)	44,700
Appraised Ob (B) Value (Bldg)	12,500
Appraised Land Value (Bldg)	241,400
Special Land Value	0
Total Appraised Parcel Value	734,200
Valuation Method	C
Total Appraised Parcel Value	734,200

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
0108		MARSTM

NOTES							

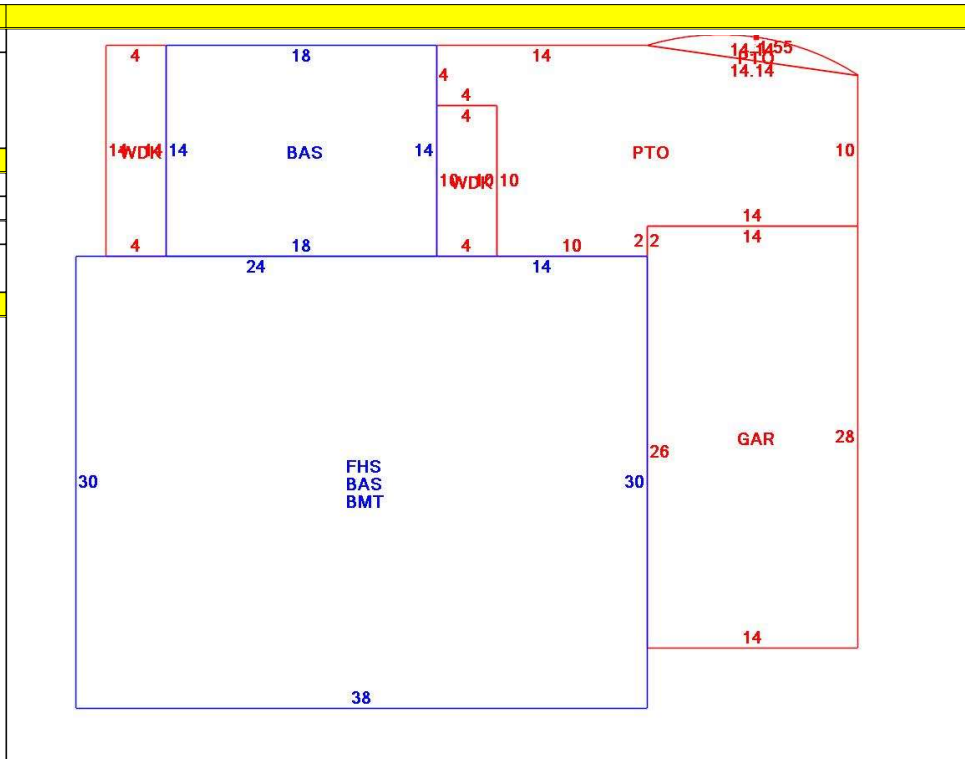
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201501422	04-02-2015	RE	Remodel	25,000	03-08-2016	100	06-30-2016	REFRAME FAMILY ROOM	01-13-2022	AS	03		16	In Office Review
201406939	10-10-2014	NS	New Siding	5,500	06-30-2015	100	06-30-2015	RE-SIDE AND REPLACEMEN	02-02-2021	CK	22		22	Change of Address
B33269	10-01-1989	AD	Addition	6,500	01-15-1990	100	06-30-1990	MM PORCH	06-01-2020	DM				Field Review
B27743	04-02-1985	DW	Dwelling	83,500	01-15-1986	100	06-30-1986	MM 2 STOR	03-14-2016	SR	02		02	Bldg Permit Completed
B27743A	04-01-1985	DW	Dwelling	83,500	01-15-1986	100	06-30-1986	MM 2 STOR	08-08-2014	JR	03		16	In Office Review
									10-05-2005	PT	02		01	Meas/Est
									04-28-1999	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	3	0.760 AC	176,344.00	1.28647	1.0000	5	1.00	0107	1.400		1.0000	317,613.1	241,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	30	Cement Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
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	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	494,973
Year Built	1985
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	435,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2005		88		0.00	5,300
GAR	Attached Gara	B	392	40.00	2005		88		0.00	13,900
BMT	Basement-Unfi	B	1,140	26.01	2005		88		0.00	25,500
WDC	Wood Decking	L	96	20.00	2015		92		0.00	3,200
PATF	Flagstone Pav	L	325	30.00	2015		96		0.00	9,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	252.28	351,174
BMT	Basement Area	0	1,140	0	0.00	0
FHS	Half Story	570	1,140	570	126.14	143,800
GAR	Attached Garage	0	392	0	0.00	0
PTO	Patio	0	325	0	0.00	0
WDC	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		1,962	4,485	1,962		494,974

