

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KUCHOVA, KEVIN & KATHERINE M  140 PINE RIDGE RD  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	598,000	598,000
			6 Septic			RES LAND	1010	185,400	185,400
<b>SUPPLEMENTAL DATA</b>						Total 783,400 783,400			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 142-147 #DL 2 GIS ID F_944553_2684543				Plan Ref. 26/73 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KUCHOVA, KEVIN & KATHERINE M		31607 0209	10-19-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCALL, MARTHA E & KUCHOVA, KEVI		30731 0168	08-30-2017	U	I	100	1F	2023	1010	334,000	2022	1010	287,900	2021	1010	221,200
MCCALL, RICHARD G		21336 0265	09-11-2006	U	I	0	1A		1010	183,200		1010	130,300		1010	130,300
BELL, CLAIRE C & MCCALL, RICHARD G		10838 0337	07-07-1997	U	I	0	1A								1010	14,700
BELL, CLAIRE C		10664 0134	03-24-1997	U	I	1	1A	Total		517,200	Total		418,200	Total		366,200

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	438,800
Appraised Xf (B) Value (Bldg)	27,600
Appraised Ob (B) Value (Bldg)	131,600
Appraised Land Value (Bldg)	185,400
Special Land Value	0
Total Appraised Parcel Value	783,400
Valuation Method	C
Total Appraised Parcel Value	783,400

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0106	COTUIT

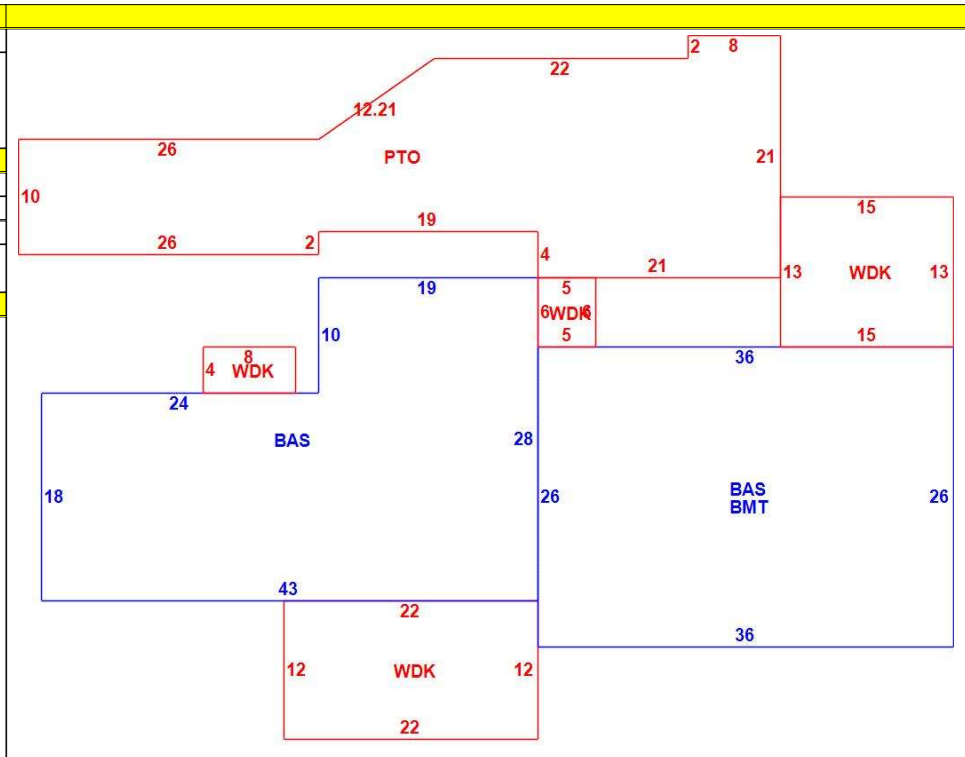
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-12	09-19-2023	839	Solar Panel-Re	44,400		0		Installation of 30 Solaria 400w	06-23-2023	SR	02		02	Bldg Permit Completed
BLDR-22-24	08-08-2022	882	Detached Acce	120,000	06-23-2023	100	06-30-2023	Detached garage	08-15-2022	SR	01		13	CALL BACK
BLDR-22-36	04-05-2022	804	Addn Alt-Res	80,000	06-23-2023	100	06-30-2023	Living Room addition	07-26-2022	BM	22		22	Change of Address
20-1295	06-03-2020	809	Deck	7,350	07-30-2020	100	06-30-2020	Construct 15'-6" x 14'-0 deck o	07-30-2020	SR	02		02	Bldg Permit Completed
17-3963	11-21-2017	822	Insulation	0	07-30-2020	100	06-30-2020	Weatherization	06-03-2020	DM				Field Review
B28108	06-02-1985	AD	Addition	5,000	03-15-1985	100	06-30-1985	CO ADD'N	02-14-2013	RB	03		03	Cycl Insp Comp
									02-16-2005	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	0.550 AC	176,344.00	1.66254	1.0000	5	1.00	0106	1.150		1.0000	337,152.0	185,400	
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value					185,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	06	Vertical Sidin			
Exterior Wall 2	14	Wood Shingle			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	522,424
Year Built	1967
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	438,800
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	1	5000.00	1996		84		0.00	4,200
SHD2	Shed w/Elec	L	288	26.00	2002		66		0.00	4,900
WDC	Deck comp w	L	264	28.00	2022		100		0.00	7,800
BMT	Basement-Unfi	B	936	26.01	1996		84		0.00	21,300
WDC	Deck comp w	L	225	28.00	2020		100		0.00	7,100
FPLG	Gas Fireplace-	B	1	2500.00	1996		84		0.00	2,100
WDC	Deck comp w	L	32	28.00	2023		100		0.00	3,100
PAT2	Patio-Good	L	925	9.94	2023		100		0.00	8,300
GEN	Emergency Ge	L	1	5550.00	2023		100		0.00	5,600
GAR3	Det Gar-w/TQ	L	600	100.00	2023		100	A	1.58	94,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,900	1,900	1,900	274.96	522,424
BMT	Basement Area	0	936	0	0.00	0
PTO	Patio	0	925	0	0.00	0
WDK	Wood Deck	0	521	0	0.00	0
Ttl Gross Liv / Lease Area		1,900	4,282	1,900		522,424

