

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
VISCO, MURIEL A  81 PINE RIDGE ROAD  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	373,300	373,300		
			6 Septic			RES LAND	1010	161,900	161,900		
<b>SUPPLEMENTAL DATA</b>						Total				535,200	535,200
Alt Prcl ID		Split Zonin		Plan Ref. 26/73 (SH 2)							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOTS 71 & 72		#SR							
#DL 2				Life Estate MURIEL A VISCO							
GIS ID		F_945126_2684367		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VISCO, MURIEL A		29758 0151	06-28-2016	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
VISCO, MURIEL A		26446 0190	06-26-2012	U	I	0	1	2023	1010	333,400	2022	1010	286,800
VISCO, LUCIANO & MURIEL A		1438 0065	05-27-1969	U		0			1010	160,000	2021	1010	113,700
									1010			1010	3,300
								Total		493,400	Total		400,500
								Total			Total		362,500

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				COTUIT				
<b>NOTES</b>				Appraised Bldg. Value (Card) 314,700				
				Appraised Xf (B) Value (Bldg) 53,500				
				Appraised Ob (B) Value (Bldg) 5,100				
				Appraised Land Value (Bldg) 161,900				
				Special Land Value 0				
				Total Appraised Parcel Value 535,200				
				Valuation Method C				
				Total Appraised Parcel Value 535,200				

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
20-2523	09-12-2020	835	Sid/Wind/Roof/	7,500	06-30-2021	100	06-30-2021	remove existing roof shingles t	08-14-2021	CK	02		03	Cycl Insp Comp
18144	09-25-1996	RE	Remodel	2,000	08-27-1997	100	06-30-1997	VINYL PTO DOOR	06-03-2020	DM			FR	Field Review
B31146	09-01-1987	AD	Addition	1,600	01-15-1989	100	06-30-1989	CO ADD'N	03-31-2014	JR	03		16	In Office Review
									02-14-2013	RB	03		03	Cycl Insp Comp
									01-12-2012	TR	03		16	In Office Review
									02-16-2005	PT	02		01	Meas/Est
									08-28-2002	PT	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	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0106	1.150		1.0000	899,336.7
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			161,900

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					
<b>CONDO DATA</b>					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			B S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2	14	Carpet	<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		383,737
Heat Type	04	Hot Air	Year Built		1970
AC Type	03	Central	Effective Year Built		1996
Bedrooms	03	3 Bedrooms	Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		18
Total Rooms	8	8 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		82
Foundation Alt	01	Poured Conc.	RCNLD		314,700
Rms Prts			Dep % Ovr		
Bath Split	20	2 Full-0 Half	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	1998		82		0.00	4,900
BFA	Bsmt Fin-Avg	B	400	17.36	1998		82		0.00	5,700
PAT2	Patio-Good	L	573	9.94	2000		81		0.00	4,400
FOP	Open Porch-ro	B	344	55.00	1998		82		0.00	11,000
FEP	Enclosed porc	B	260	70.00	1998		82		0.00	12,200
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700
PAT1	Patio- Average	L	122	5.89	2000		81		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	864	864	864	269.10	232,502	
BMT	Basement Area	0	864	0	0.00	0	
FEP	Enclosed Porch	0	260	0	0.00	0	
FOP	Open Porch	0	344	0	0.00	0	
PTO	Patio	0	695	0	0.00	0	
TQS	Three Quarter Story	562	864	562	175.04	151,234	
Ttl Gross Liv / Lease Area		1,426	3,891	1,426		383,736	

