

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCCOUBREY, CYNTHIA D		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
53 BRIDLE PATH			4 Gas			RESIDNTL	1010	430,600	430,600
MARSTONS MIL MA 02648			2 Public Water		6	RES LAND	1010	162,900	162,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 35 #DL 2 GIS ID F_961668_2708634				Plan Ref. Land Ct# 38325-B #SR Life Estate PP STATU Assoc Pid#		Total			
								593,500	593,500

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCOUBREY, CYNTHIA D	C210595	0	09-02-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
MCCOUBREY, DAVID L JR & CYNTHIA D	C146593	0	11-20-1997	U	I	1	1A	2025	1010	430,600	2024	1010	376,900			
MCCOUBREY, DAVID L JR	C144194	0	04-18-1997	Q	I	115,000	00		1010	162,900	2023	1010	376,900			
VANDERWOLK, PETER D	C121593	0	09-28-1990	Q	I	131,000	U					1010	148,100			
MAYNE, DOROTHY M	C81124	0	03-05-1980	U		0		Total		593,500	Total		539,800	Total		525,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

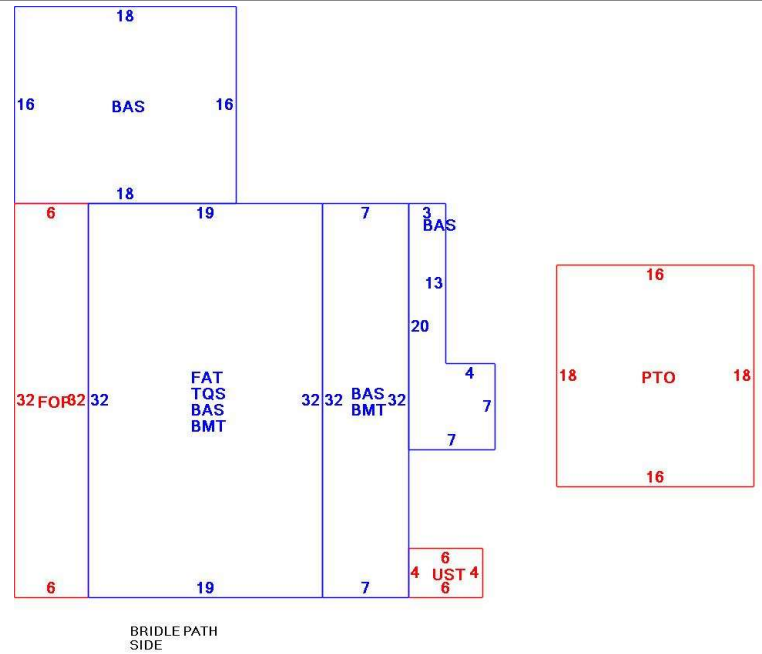
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	390,200
Appraised Xf (B) Value (Bldg)	35,900
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	162,900
Special Land Value	0
Total Appraised Parcel Value	593,500
Valuation Method	C
Total Appraised Parcel Value	593,500

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
EXPR-21-1	10-12-2021	835	Sid/Wind/Roof/	6,268		100		WEATHERIZATION, AIR SEA	11-15-2021	BM	03		16	In Office Review
86465	08-29-2005	RA	Remodel-Additi	50,000	11-20-2006	100	06-30-2007		05-19-2020	DM			FR	Field Review
67150	02-24-2003	RE	Remodel	30,000	08-04-2003	100	01-01-2004		04-28-2020	LS			FR	Field Review
									03-27-2018	GC	03		16	In Office Review
									06-02-2017	KM	02		03	Cycl Insp Comp
									05-03-2017	LH	03		16	In Office Review
									08-09-2007	PT	04		44	Drive by inspection only

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	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0105	1.000		1.0000	285,765.4	162,900
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			162,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		464,508
			Year Built		1978
			Effective Year Built		2004
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		390,200
			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	2002		84		0.00	5,000
BFA	Bsmt Fin-Avg	B	250	17.36	2002		84		0.00	3,600
PAT2	Patio-Good	L	288	9.94	2002		83		0.00	2,400
FOP	Open Porch-ro	B	192	55.00	2002		84		0.00	7,300
UST	Utility Storage-	B	24	17.11	2002		84		0.00	400
BMT	Basement-Unfi	B	832	26.01	2002		84		0.00	19,600
SHED	Shed	L	120	18.00	2017		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,208	1,208	1,208	274.21	331,243
BMT	Basement Area	0	832	0	0.00	0
FAT	Attic, Finished	91	608	91	41.04	24,953
FOP	Open Porch	0	192	0	0.00	0
PTO	Patio	0	288	0	0.00	0
TQS	Three Quarter Story	395	608	395	178.14	108,312
UST	Utility Enclosure	0	24	0	0.00	0
Ttl Gross Liv / Lease Area		1,694	3,760	1,694		464,508

