

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BLACKMAN, MARION 25 OXFORD DRIVE COTUIT MA 02635		1 Level	2 Public Water	1 Paved	1 Lake/Pond Vie	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	514,300	514,300
			6 Septic		2	RES LAND	1010	234,700	234,700
SUPPLEMENTAL DATA						Total 749,000 749,000			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 67 #DL 2 GIS ID F_943615_2690442				Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BLACKMAN, MARION	36696	346	11-26-2024	Q	I	875,000	00	Year	Code	Assessed	Year	Code	Assessed
FITZGERALD, EDWARD F JR & GABRIEL	30387	0174	03-31-2017	Q	I	403,675	00	2025	1010	514,300	2024	1010	510,100
MCGUIRK, STUART J	18145	0122	01-21-2004	Q	I	355,000	00		1010	234,700		1010	234,700
MCCARTHY, MARION A	4358	0037	12-15-1984	U	I	0	1A						
MCCARTHY, JOHN H & MARION A	3893	0018	10-15-1983	U		0		Total		749,000	Total		744,800
								Total		655,800	Total		655,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2021	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0107			COTUIT					
NOTES				Appraised Bldg. Value (Card) 430,900				
				Appraised Xf (B) Value (Bldg) 78,800				
				Appraised Ob (B) Value (Bldg) 4,600				
				Appraised Land Value (Bldg) 234,700				
				Special Land Value 0				
				Total Appraised Parcel Value 749,000				
				Valuation Method C				
				Total Appraised Parcel Value 749,000				

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
20-1443	06-09-2020	835	Sid/Wind/Roof/	4,800	06-30-2020	100	06-30-2020	Replace 4 sets of windows wit	08-24-2021	CK	02		03	Cycl Insp Comp
18-765	03-15-2018	835	Sid/Wind/Roof/	2,500	06-30-2018	100	06-30-2018	RELACEMENT WINDOWS U	07-21-2020	PK	03		16	In Office Review
25836	09-24-1997	AD	Addition	8,000	06-01-1999	100	12-31-1990		05-27-2020	DM			FR	Field Review
B33171	08-01-1989	SH	Shed	650	01-15-1990	100	12-31-1990	CO SHED	10-13-2017	MD	22		22	Change of Address
									11-19-2013	RB	03		16	In Office Review
									08-28-2013	JR	02		03	Cycl Insp Comp
									05-25-2007	TP	03		15	Abatement Review

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	0.650	AC	176,344.00	1.46256	1.0000	5	1.00	0107	1.400		1.0000	361,081.9	234,700
Total Card Land Units					0.65	AC	Parcel Total Land Area					0.65	Total Land Value			234,700	

