

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COTUIT REAL ESTATE LLC						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
19 HUCKINS AVENUE						RESIDNTL	1010	516,300	516,300	
NORTH QUINCY MA 02171						RES LAND	1010	219,100	219,100	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_944366_2691935				Plan Ref. 229/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

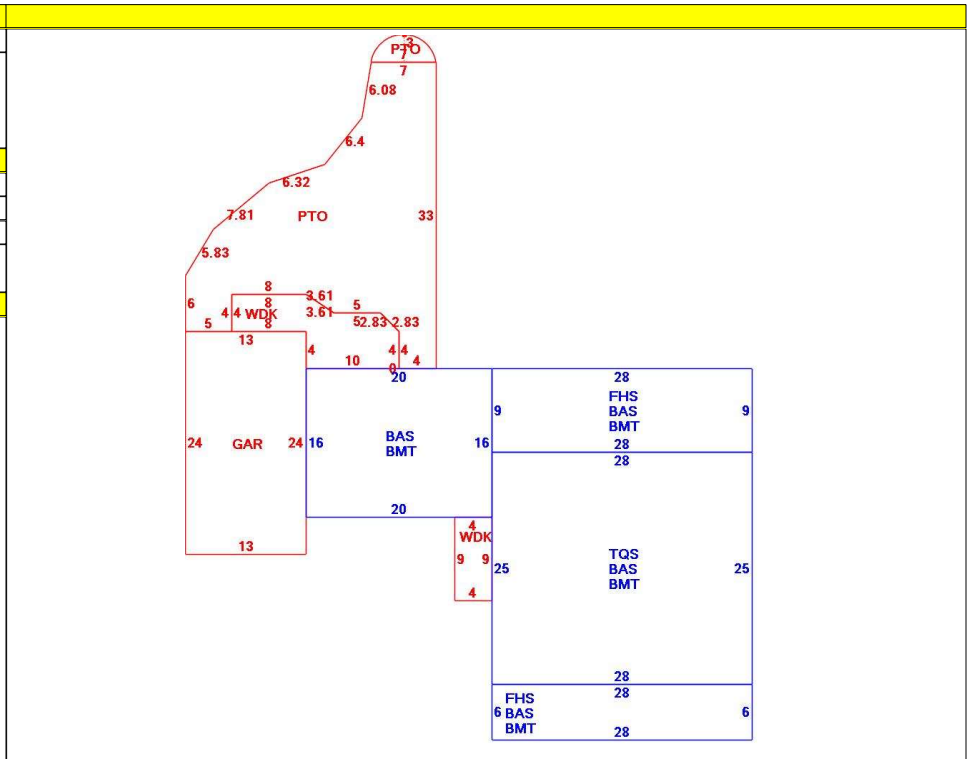
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COTUIT REAL ESTATE LLC		30151 0062	12-09-2016	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
SMITH, ANNE ESTATE OF		30151 0059	05-23-2016	U	I	0	1A	2025	1010	516,300	2024	1010	491,100			
SMITH, ANNE		7247 0122	08-15-1990	U	I	1	A		1010	219,100	2023	1010	444,900			
SMITH, J ROBERT & ANNE		1836 0290	04-09-1973	U		0						1010	199,200			
Total								735,400		Total		710,200		Total		644,100

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		Appraised Bldg. Value (Card)				434,600					
0107							COTUIT		Appraised Xf (B) Value (Bldg)				69,800					
								Appraised Ob (B) Value (Bldg)				11,900						
								Appraised Land Value (Bldg)				219,100						
								Special Land Value				0						
								Total Appraised Parcel Value				735,400						
								Valuation Method				C						
								Total Appraised Parcel Value				735,400						

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
16-2833	10-14-2016	804	Addn Alt-Res	70,000	06-09-2017	100	06-30-2017	replace windows and siding wit	05-27-2020	DM			FR	Field Review
16-2184	08-01-2016	835	Sid/Wind/Roof/	7,900	06-30-2017	100	06-30-2017	Reroof (stripping old shingles)	01-19-2018	SR	02		03	Cycl Insp Comp
									07-07-2017	SR	02		02	Bldg Permit Completed
									12-12-2016	AL	03		16	In Office Review
									08-20-2014	JR	03		16	In Office Review
									08-12-2013	RB	03		03	Cycl Insp Comp

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	0.480 AC	176,344.00	1.84893	1.0000	5	1.00	0107	1.400		1.0000	456,466.4	219,100	
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value					219,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	14	Carpet			
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	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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		564,351
			Year Built		1971
			Effective Year Built		1995
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		434,600
			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	1993		77		0.00	4,600
GAR	Attached Gara	B	312	40.00	1993		77		0.00	10,600
BMT	Basement-Unfi	B	1,440	26.01	1993		77		0.00	26,500
BFA1	Bsmt Fin-Goo	B	1,120	32.56	1993		77		0.00	28,100
PAT2	Patio-Good	L	498	9.94	2016		97		0.00	4,700
WDC	Deck composit	L	129	24.00	2016		94		0.00	4,400
FPIT	Fire Pit	L	1	3010.00	2016		92	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	268.10	386,064
BMT	Basement Area	0	1,440	0	0.00	0
FHS	Half Story	210	420	210	134.05	56,301
GAR	Attached Garage	0	312	0	0.00	0
PTO	Patio	0	499	0	0.00	0
TQS	Three Quarter Story	455	700	455	174.27	121,986
WDK	Wood Deck	0	129	0	0.00	0
Ttl Gross Liv / Lease Area		2,105	4,940	2,105		564,351

