

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MERCER, JAMES  61 COGSWELL AVENUE  CAMBRIDGE MA 02140		1	Level	2	Public Water					Description RESIDNTL RES LAND	Code 1010 1010	Assessed 304,700 155,900	Assessed 304,700 155,900
		4	Gas	1	Paved								
		6	Septic			2							
SUPPLEMENTAL DATA										801  FY2025 BARNSTABLE, MA  <h1 style="text-align: center;">VISION</h1>			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 84 #DL 2 GIS ID F_945101_2695017					Plan Ref. TUBE 167 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
Total													

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MERCER, JAMES		34501	169	09-24-2021		Q	I	430,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
SABINA, LINDA A TR		25904	0289	12-08-2011		U	I	0		1		2025	1010	304,700	2024	1010	301,900	2023	1010	260,500				
DONAHUE, AUDREY M TR		19248	0295	11-16-2004		U	I	0		1F			1010	155,900		1010	155,900		1010	141,700				
DONAHUE, AUDREY M & FRANCIS X		3142	0103	08-22-1980		U		0				Total			460,600		Total		457,800		Total		402,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount													
			Total					0.00												
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				263,700						
0105								COTUIT		Appraised Xf (B) Value (Bldg)				38,100						
								Appraised Ob (B) Value (Bldg)				2,900								
								Appraised Land Value (Bldg)				155,900								
								Special Land Value				0								
								Total Appraised Parcel Value				460,600								
								Valuation Method				C								
								Total Appraised Parcel Value				460,600								

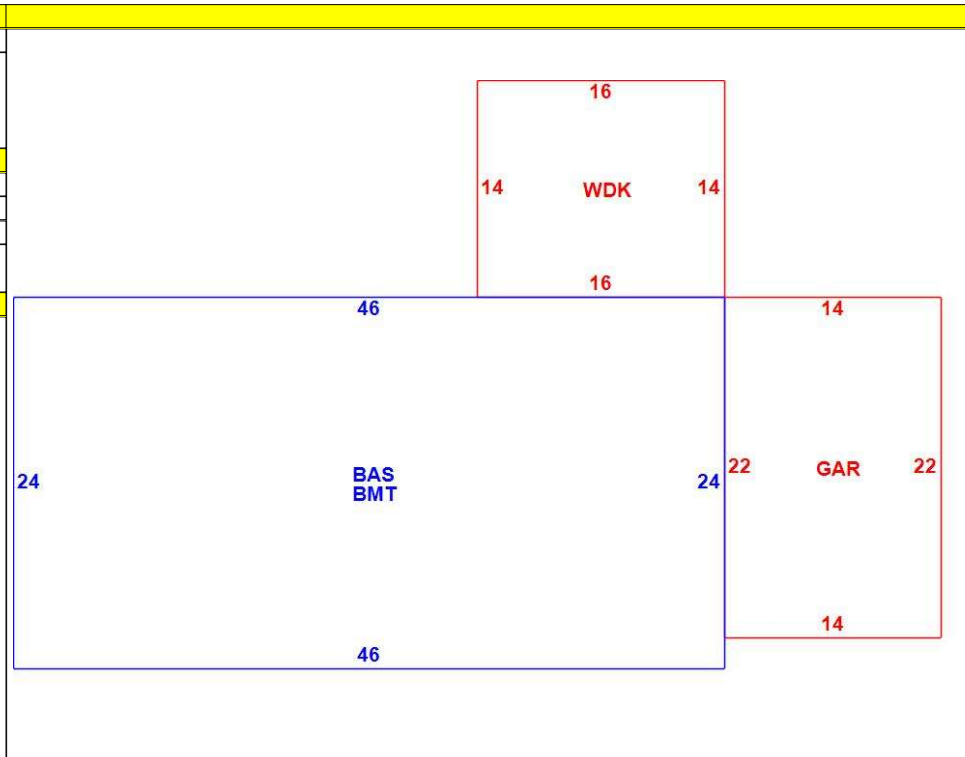
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
B22344	07-01-1980	DW	Dwelling	0	01-15-1981	100	12-31-1981	CO 1 STOR		01-04-2022	BM	03		16	In Office Review				
										05-28-2020	DM			FR	Field Review				
										09-18-2013	RB	03		03	Cycl Insp Comp				
										05-16-2012	TR	03		16	In Office Review				
										05-07-2012	TR	03		16	In Office Review				
										04-05-2005	PT	01		00	Meas/Listed-Interior Acces				
										03-01-1999	FS	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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000				1.0000		338,809.7	155,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46				Total Land Value		155,900		

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	325,548
Year Built	1980
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	263,700
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	1998		81		0.00	4,100
WDC	Wood Decking	L	224	20.00	1998		58		0.00	2,900
GAR	Attached Gara	B	308	40.00	1998		81		0.00	11,000
BMT	Basement-Unfi	B	1,104	26.01	1998		81		0.00	23,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	294.88	325,548
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	2,740	1,104		325,548

