

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
CUOCO, HEATHER  6 CHOPTEAGUE LANE  MARSTONS MIL MA 02648				1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed		
						6	Septic							RESIDENTL	1010	342,700	342,700
												RES LAND	1010	155,900	155,900		
												Total				498,600	498,600
SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 25 #DL 2 GIS ID F_943845_2703383						Plan Ref. 272/92 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)					
CUOCO, HEATHER				35781	315	05-12-2023	U	I			100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TIVEY, CYNTHIA R & CUOCO, HEATHER				28317	0167	08-11-2014	Q	I			259,900	00	2025	1010	342,700	2024	1010	324,800	2023	1010	287,800
MENARD, JAMES R & BONNIE S				9191	0149	05-15-1994	Q	I			100,000	U		1010	155,900			155,900			141,700
DACEY, WILLIAM E JR & JOHANNA				7718	0105	10-15-1991	U	V			100	B									
DACEY DEVELOPERS INC				6943	0215	11-15-1989	Q	V			37,000	U									
												Total		498,600	Total		480,700	Total		429,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	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)	301,800
Appraised Xf (B) Value (Bldg)	31,900
Appraised Ob (B) Value (Bldg)	9,000
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	498,600
Valuation Method	C
Total Appraised Parcel Value	498,600

NOTES							

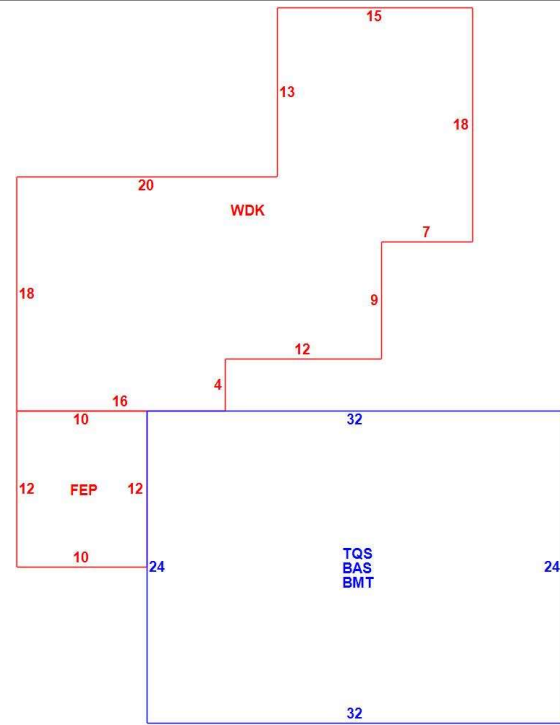
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-11	08-15-2022	835	Sid/Wind/Roof/	16,000	06-30-2023	100	06-30-2023	Install 14 windows - no structur	11-18-2022	DB	01		03	Cycl Insp Comp
18-2742	08-23-2018	835	Sid/Wind/Roof/	6,250	06-30-2019	100	06-30-2019	Roof	05-19-2020	LS			FR	Field Review
16-1670	06-24-2016	822	Insulation	3,293	06-30-2016	100	06-30-2016	insulation / weatherization ven	03-25-2016	GC	03		16	In Office Review
B33387	11-01-1989	DW	Dwelling	60,000	01-15-1991	100	01-15-1991	MM 11/2 S	04-22-2014	SR	01		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	3	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	
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	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	25	Vinyl Siding			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	355,001
Year Built	1990
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	301,800
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	2003		85		0.00	5,100
WDC	Wood Decking	L	686	20.00	2001		64		0.00	8,000
BMT	Basement-Unfi	B	768	26.01	2003		85		0.00	18,900
FEP	Enclosed porc	B	120	70.00	2003		85		0.00	7,900
SHED	Shed	L	120	18.00	1997		46		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	280.19	215,186	
BMT	Basement Area	0	768	0	0.00	0	
FEP	Enclosed Porch	0	120	0	0.00	0	
TQS	Three Quarter Story	499	768	499	182.05	139,815	
WDC	Wood Deck	0	686	0	0.00	0	
Ttl Gross Liv / Lease Area		1,267	3,110	1,267		355,001	