

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LYNCH, MARK W & KATHLEEN ONEI  1262 MAIN STREET  COTUIT MA 02635				1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,237,700 864,400	Assessed 1,237,700 864,400	801  FY2025 BARNSTABLE, MA  <b>VISION</b>
					4 Gas							
					6 Septic		2					
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref. 266/71				2,102,100		2,102,100		
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate								
#DL 1 LOT 4				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_946427_2683996												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYNCH, MARK W & KATHLEEN ONEILL				31026	0040	01-16-2018	Q	I	1,175,000	00	Year	Code	Assessed	Year	Code	Assessed		
MCCARTHY, JAMES H & PRISCILLA S				16251	0002	01-16-2003	Q	I	1,020,000	00	2025	1010	1,237,700	2024	1010	1,085,600		
CONATHAN, JOHN II TR				9441	0017	11-15-1994	Q	I	392,500	U		1010	864,400	2023	1010	915,300		
SWARTWOOD, SLATER W				2973	0020	08-27-1979	U		0						1010	714,400		
											Total		2,102,100		Total		1,950,000	
											Total		2,102,100		Total		1,629,700	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,120,000
Appraised Xf (B) Value (Bldg)			108,300
Appraised Ob (B) Value (Bldg)			9,400
Appraised Land Value (Bldg)			864,400
Special Land Value			0
Total Appraised Parcel Value			2,102,100
Valuation Method			C
Total Appraised Parcel Value			2,102,100

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
BLDR-22-13	10-24-2022	804	Addn Alt-Res	7,950	11-09-2023	100	06-30-2024	rebuilding brick chimney with 4	11-09-2023	SR	02		03	Cycl Insp Comp
EXPR-21-9	06-21-2021	835	Sid/Wind/Roof/	50,000	06-30-2021	100	06-30-2021	Reroof and reside entire house	08-16-2023	WT	02		03	Cycl Insp Comp
EXPR-21-9	06-04-2021	835	Sid/Wind/Roof/	20,000	06-30-2021	100	06-30-2021	Replace windows and doors o	01-12-2022	AS	03		16	In Office Review
19-369	02-05-2019	880	Alt-Int work-Res	60,000	06-30-2019	100	06-30-2019	Remodel kitchen and remodel	06-09-2020	WD			FR	Field Review
B24551	11-01-1982	DW	Dwelling	0	04-15-1985	100	06-30-1985	CO 2 ST	09-04-2019	SR	01		02	Bldg Permit Completed

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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0112	5.500		1.0000	1,728,735	864,400
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			864,400	

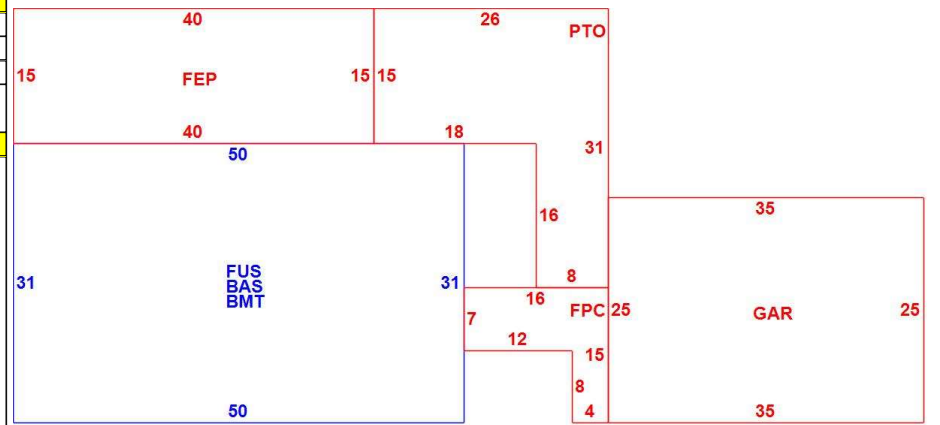
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			Building Value New		1,142,831
			Year Built		1983
			Effective Year Built		2021
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		2
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		98
			RCNLD		1,120,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**CONDO DATA**

Parcel Id		C		Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

**COST / MARKET VALUATION**

Building Value New	1,142,831
Year Built	1983
Effective Year Built	2021
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	1,120,000
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
FPL3	Fireplace 2 sto	B	1	7000.00	2019		98		0.00	6,900
FPO	Ext FP Openin	B	1	2000.00	2019		98		0.00	2,000
PAT2	Patio-Good	L	518	9.94	1999		80		0.00	4,000
FOPC	Open Prch-roo	B	144	55.00	2019		98		0.00	5,800
FEP	Enclosed porc	B	600	70.00	2019		98		0.00	30,800
GAR	Attached Gara	B	875	40.00	2019		98		0.00	27,300
BMT	Basement-Unfi	B	1,550	26.01	2019		98		0.00	35,500
GEN	Emergency Ge	L	1	5550.00	2023		98		0.00	5,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,550	1,550	1,550	368.66	571,415
BMT	Basement Area	0	1,550	0	0.00	0
FEP	Enclosed Porch	0	600	0	0.00	0
FPC	Open Porch Conc. Floor	0	144	0	0.00	0
FUS	Upper Story	1,550	1,550	1,550	368.66	571,415
GAR	Attached Garage	0	875	0	0.00	0
PTO	Patio	0	518	0	0.00	0
Ttl Gross Liv / Lease Area		3,100	6,787	3,100		1,142,830

