

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOYCE, KEVIN P & MICHELE S						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
161 WINDING RIVER ROAD						RESIDNTL	1010	737,400	737,400	
WELLESLEY MA 02482					2	RES LAND	1010	558,600	558,600	
SUPPLEMENTAL DATA						Total		1,296,000	1,296,000	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 24 #DL 2 GIS ID F_949738_2692261				Plan Ref. Land Ct# 17287-E #SR Life Estate PP STATU A:Active Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JOYCE, KEVIN P & MICHELE S		C197936	0	08-20-2012	U	I	535,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ING BANK, FSB		C196330	0	02-13-2012	U	I	597,812	1L	2025	1010	737,400	2024	1010	693,000	2023	1010	622,200
BARLING, MICHELLE & SCERRA, JANET		C139239	0	12-15-1995	Q	V	79,900	U		1010	558,600		1010	558,600		1010	394,300
GOULD, ANNE G		C125127	0	12-15-1991	U	V	280,000	N									
BAYBANK HARVARD TRUST CO		C122629	0	02-15-1991	U	V	2,293,430	N									
Total									1,296,000		Total		1,251,600		Total		1,016,500

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						
0110			COTUIT							
NOTES				Appraised Bldg. Value (Card)						659,500
				Appraised Xf (B) Value (Bldg)						44,200
				Appraised Ob (B) Value (Bldg)						33,700
				Appraised Land Value (Bldg)						558,600
				Special Land Value						0
				Total Appraised Parcel Value						1,296,000
				Valuation Method						C
				Total Appraised Parcel Value						1,296,000

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
37904	04-20-1999	SP	Swimming Pool	15,000	01-01-2000	100	01-01-2000		06-09-2020	WD			FR	Field Review
20407	12-23-1996	DW	Dwelling	190,000	11-19-1997	100	01-01-1998		03-07-2019	CK	02		03	Cycl Insp Comp
									03-28-2017	AL	22		22	Change of Address
									01-08-2015	JR	03		16	In Office Review
									10-04-2011	DR	03		16	In Office 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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0110	3.100		1.0000	546,666.4	546,700
1	1010	Single Fam M-0	RF	2	0.250	AC 14,250.00	1.00000	1.0000	0	1.00	0110	3.100		1.0000	44,175	11,000
1	1010	Single Fam M-0	RF	2	0.380	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	900
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value			558,600

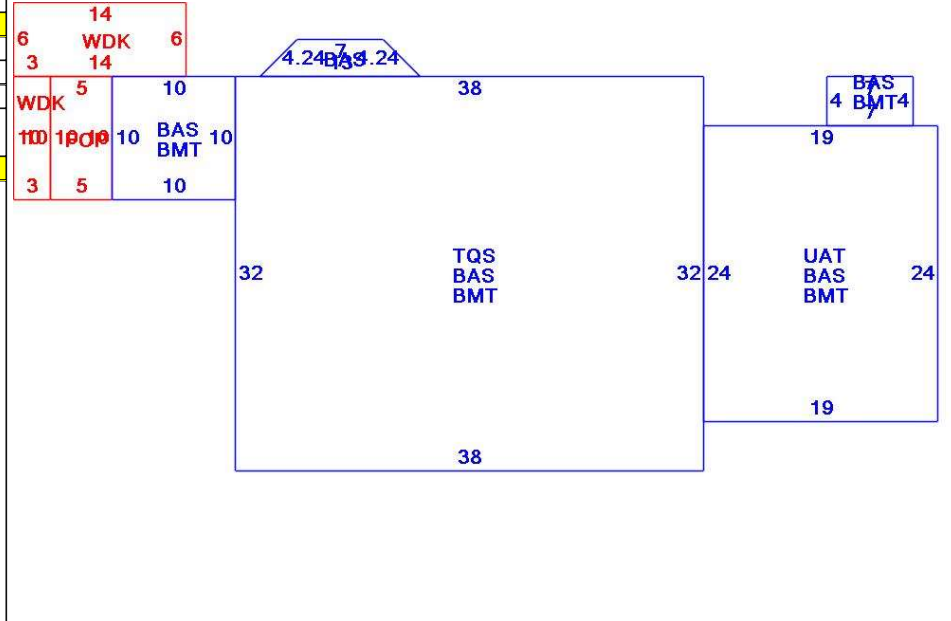
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
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	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	749,426
Year Built	1997
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	659,500
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	2006		88		0.00	5,300
SPL2	Pool Vinyl	L	512	55.00	1999		50	00	1.00	14,100
FOP	Open Porch-ro	B	50	55.00	2006		88		0.00	2,900
BMT	Basement-Unfi	B	1,800	26.01	2006		88		0.00	36,000
PAT2	Patio-Good	L	1,082	9.94	1999		80		0.00	7,700
FPIT	Fire Pit	L	1	3010.00	2019		90	C	1.00	2,700
PAT2	Patio-Good	L	256	9.94	2019		100		0.00	2,700
SHED	Shed	L	80	18.00	2019		100		0.00	1,400
WDC	Wood Deck w/	L	114	18.00	2019		100		0.00	3,300
SPH2	Pool Heater 50	L	1	3081.00	1999		60		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,830	1,830	1,830	281.11	514,422
BMT	Basement Area	0	1,800	0	0.00	0
FOP	Open Porch	0	50	0	0.00	0
TQS	Three Quarter Story	790	1,216	790	182.63	222,073
UAT	Attic, Unfinished	0	456	46	28.36	12,931
WDK	Wood Deck	0	114	0	0.00	0
Ttl Gross Liv / Lease Area		2,620	5,466	2,666		749,426

