

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COHEN, MICHAEL & MILDRED								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA		
20 ROWES WHARF								RESIDENTL	1010	1,883,800	1,883,800			
BOSTON MA 02110								RES LAND	1010	1,043,600	1,043,600			
SUPPLEMENTAL DATA												VISION		
Alt Prcl ID						Plan Ref. 465/73		Total					2,927,400	2,927,400
Split Zonin						Land Ct#								
BID Parcel						#SR								
ResExpt Q NO APP:						Life Estate								
#DL 1 LOT 5						PP STATU A:Active								
#DL 2						Assoc Pid#								
GIS ID F_951118_2691983														

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COHEN, MICHAEL & MILDRED				33123	0301	07-31-2020	Q	I	1,825,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCSHEA, KEVIN J & MICHELE T TRS				32139	0267	07-05-2019	U	I	1	1F	2025	1010	1,883,800	2024	1010	1,680,700	2023	1010	1,495,800
MCSHEA, KEVIN J & MICHELE				14004	0008	07-02-2001	U	V	275,000	1P		1010	1,043,600		1010	1,043,600		1010	868,600
TALMA, JOHN T & DORIS G				8656	0045	06-15-1993	Q	V	100,000	U	Total								
NORFOLK HOLDINGS CORP &				8584	0100	05-15-1993	U	V	1	L	2,927,400		Total		2,724,300		Total		2,364,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

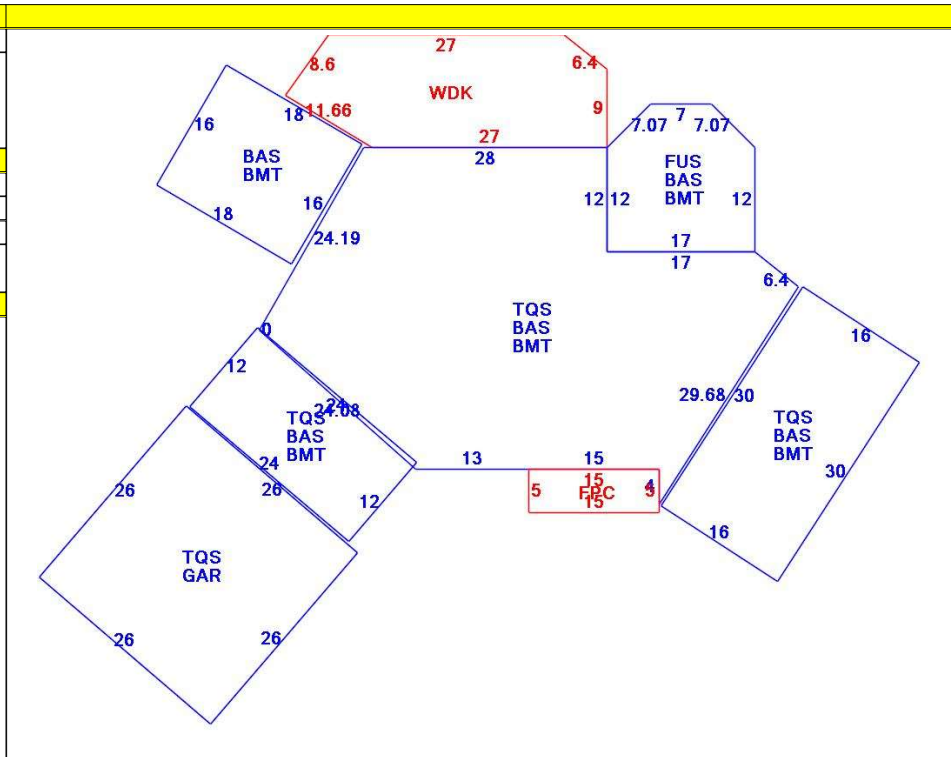
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,672,500
Appraised Xf (B) Value (Bldg)			140,500
Appraised Ob (B) Value (Bldg)			70,800
Appraised Land Value (Bldg)			1,043,600
Special Land Value			0
Total Appraised Parcel Value			2,927,400
Valuation Method			C
Total Appraised Parcel Value			2,927,400

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
20-2945	10-10-2020	822	Insulation	7,461		100		Air sealing, blown in cellulose f	06-08-2020	WD			FR	Field Review
72126	10-08-2003	AD	Addition	123,392	04-28-2004	100	01-01-2005	FIN BMT & RM ABOVE GAR	08-28-2017	SR	01		03	Cycl Insp Comp
72072	10-07-2003	SP	Swimming Pool	20,000	04-28-2004	100	01-01-2005	NOT STARTED	05-19-2015	JR	03		03	Cycl Insp Comp
56232	10-03-2001	DW	Dwelling	361,344	04-28-2004	100	01-01-2005		09-14-2005	PT	04		44	Drive by inspection only
									12-20-2004	MF	01		00	Meas/Listed-Interior Acces
									04-28-2004	MF	02		13	CALL BACK
									03-13-2003	MF	02		05	Measur/New UC Under C

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	0112	5.500		1.0000	969,892	969,900		
1	1010	Single Fam M-0	RF	2	0.940	AC 14,250.00	1.00000	1.0000	0	1.00	0112	5.500		1.0000	78,375	73,700		
Total Card Land Units					1.94	AC	Parcel Total Land Area					1.94	Total Land Value			1,043,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A-	Luxury Minus			
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	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	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	11				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description		Factor%
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			1,858,330		
Year Built			2003		
Effective Year Built			2011		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			90		
Percent Good			90		
RCNLD			1,672,500		
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
BFA1	Bsmt Fin-Goo	B	1,780	32.56	2009		90		0.00	52,200
FPLG	Gas Fireplace-	B	4	2500.00	2009		90		0.00	9,000
SPL3	Pool Gunite	L	844	75.00	2006		64	00	1.00	40,100
WDC	Wood Decking	L	424	20.00	2007		76		0.00	6,200
FOPC	Open Prch-roo	B	75	55.00	2009		90		0.00	3,400
GAR	Attached Gara	B	676	40.00	2009		90		0.00	20,600
BMT	Basement-Unfi	B	2,934	26.01	2009		90		0.00	55,300
PATS	Patio-Concrete	L	1,747	20.00	2006		74		0.00	21,500
SPH3	Pool Heater 80	L	1	4116.00	2006		74		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,934	2,934	2,934	358.34	1,051,358
BMT	Basement Area	0	2,934	0	0.00	0
FPC	Open Porch Conc. Floor	0	75	0	0.00	0
FUS	Upper Story	264	264	264	358.34	94,601
GAR	Attached Garage	0	676	0	0.00	0
TQS	Three Quarter Story	1,988	3,058	1,988	232.95	712,372
WDK	Wood Deck	0	424	0	0.00	0
Ttl Gross Liv / Lease Area		5,186	10,365	5,186		1,858,331

