

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENTLEY, PETER S & LOUISE A TRS PETER S & LOUISE A BENTLEY TRU 16 WINDING COVE ROAD		3	2	Public Water		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 649,600 256,300	Assessed 649,600 256,300	
			4	Gas	1					Paved
			6	Septic						6
SUPPLEMENTAL DATA										
MARSTONS MIL MA 02648		Alt Prcl ID			Plan Ref. 375/92					
		Split Zonin			Land Ct#					
		BID Parcel			#SR					
		ResExpt Q YES:			Life Estate					
#DL 1		LOT 82		PP STATU						
#DL 2										
GIS ID		F_952571_2698823		Assoc Pid#						
Total							905,900		905,900	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BENTLEY, PETER S & LOUISE A TRS		35404	202	10-03-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
BENTLEY, PETER & LOUISE A		26341	0073	05-18-2012	Q	I	500,000	00	2025	1010	649,600	2024	1010	636,000	
CHIRICOSTA, VINCENT A JR		26341	0072	05-18-2012	U	I	0	1		1010	256,300		1010	256,300	
CHIRICOSTA, VINCENT A SR		19751	0199	04-25-2005	U	I	1	1A							
CHIRICOSTA, VINCENT A SR		19705	0208	04-08-2005	U	I	0	1A							
Total							905,900		Total		892,300		Total		788,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	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
0108			MARSTM

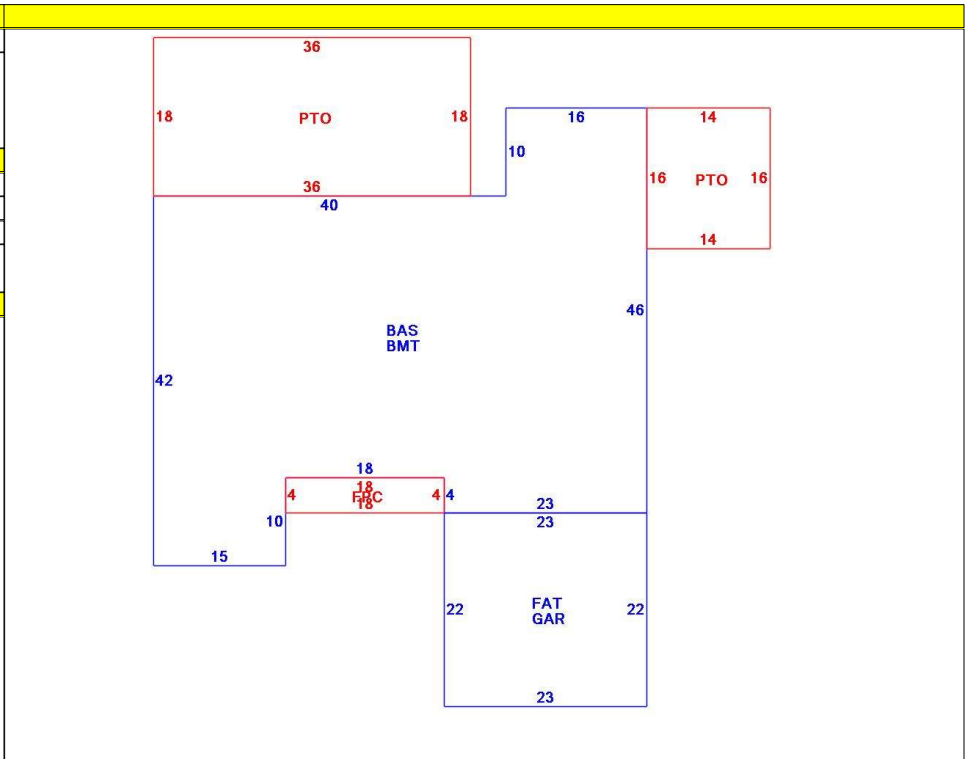
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	562,900
Appraised Xf (B) Value (Bldg)	80,000
Appraised Ob (B) Value (Bldg)	6,700
Appraised Land Value (Bldg)	256,300
Special Land Value	0
Total Appraised Parcel Value	905,900
Valuation Method	C
Total Appraised Parcel Value	905,900

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-24-6	05-13-2024	835	Sid/Wind/Roof/	13,757		100		replace 3 windows; No structur	06-02-2020	DM			FR	Field Review	
19-1471	05-02-2019	835	Sid/Wind/Roof/	9,912		100		window replacement (3)	09-20-2017	SR	02		03	Cycl Insp Comp	
B37193	11-01-1994	DW	Dwelling	160,000	01-15-1996	100	12-31-1996	MM 1 STOR	02-18-2015	TR	22		22	Change of Address	
									02-17-2015	GC	03		16	In Office Review	
									02-11-2014	JR	03		16	In Office Review	
									05-13-2013	JR	03		20	Sale Review	
									05-20-2009	NF	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	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	3	0.470	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	9,400
Total Card Land Units					1.47	AC	Parcel Total Land Area					1.47	Total Land Value			256,300

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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 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	Ownr 0.0
			COST / MARKET VALUATION		
			Building Value New	618,598	
			Year Built	1995	
			Effective Year Built	2012	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	9	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	91	
			RCNLD	562,900	
			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
BFA	Bsmt Fin-Avg	B	1,000	17.36	2010		91		0.00	15,800
PAT2	Patio-Good	L	872	9.94	2003		84		0.00	6,700
FOPC	Open Prch-roo	B	72	55.00	2010		91		0.00	3,400
GAR	Attached Gara	B	506	40.00	2010		91		0.00	17,000
BMT	Basement-Unfi	B	2,194	26.01	2010		91		0.00	43,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,194	2,194	2,194	272.51	597,887	
BMT	Basement Area	0	2,194	0	0.00	0	
FAT	Attic, Finished	76	506	76	40.93	20,711	
FPC	Open Porch Conc. Floor	0	72	0	0.00	0	
GAR	Attached Garage	0	506	0	0.00	0	
PTO	Patio	0	872	0	0.00	0	
Ttl Gross Liv / Lease Area		2,270	6,344	2,270		618,598	

