

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCMURRAY, JARED & HALEY		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			6 Septic			RESIDENTL	1010	864,100	864,100
6 WINGS LANE		SUPPLEMENTAL DATA				RES LAND	1010	264,900	264,900
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5-A #DL 2 GIS ID F_946097_2685696		Plan Ref. 279/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,129,000	1,129,000
COTUIT MA 02635		<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCMURRAY, JARED & HALEY		24755 0026	08-16-2010	U	I	350,000	1	Year	Code	Assessed	Year	Code	Assessed
THOMAS, JUSTIN & HEIDI		21817 0272	03-01-2007	Q	I	477,500	00	2025	1010	864,100	2024	1010	818,000
NEAGLE, BARRY P & MARY LOU		19734 0050	04-19-2005	Q	I	421,500	00		1010	264,900	2023	1010	715,300
MORRISON, STEPHEN & RITA J		2950 0270	07-12-1979	U		0		Total		1,129,000	Total		1,082,900
								Total		977,400	Total		977,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2012	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

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
TB-20-3541	12-17-2020	880	Alt-Int work-Res	120,000	06-30-2022	100	06-30-2022	Remove interior walls to open f	08-09-2022	SR	01		02	Bldg Permit Completed
17-2370	11-03-2017	822	Insulation	4,677	06-30-2018	100	06-30-2018	Insulation & air sealing.	06-10-2020	WD			FR	Field Review
201506503	10-14-2015	PV	Solar PV Syste	26,000	04-15-2016	100	06-30-2016	INSTALL SOLAR PANELS ON	04-28-2016	SR	02		02	Bldg Permit Completed
201305265	09-12-2013	AG	Attached Garag	120,000	08-12-2014	100	06-30-2015	ATT GAR W MBDRM/BTH AB	04-27-2015	RB	03		16	In Office Review
200806921	12-15-2008	OB	Out Building	0	07-07-2009	100	06-30-2010	10 X 12 SHED	04-24-2015	JR	03		03	Cycl Insp Comp
87017	09-20-2005	RE	Remodel	20,000	01-06-2006	100	01-01-2006	CREATE BTH-OPEN WALL,R	11-14-2014	MW	02		13	CALL BACK
B24068	05-01-1982	AD	Addition	0	06-30-1982	100	06-30-1982	CO ADD'N	06-03-2014	MW	01		13	CALL BACK

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0108	1.700		1.0000	575,957.1	264,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			264,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA

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

COST / MARKET VALUATION

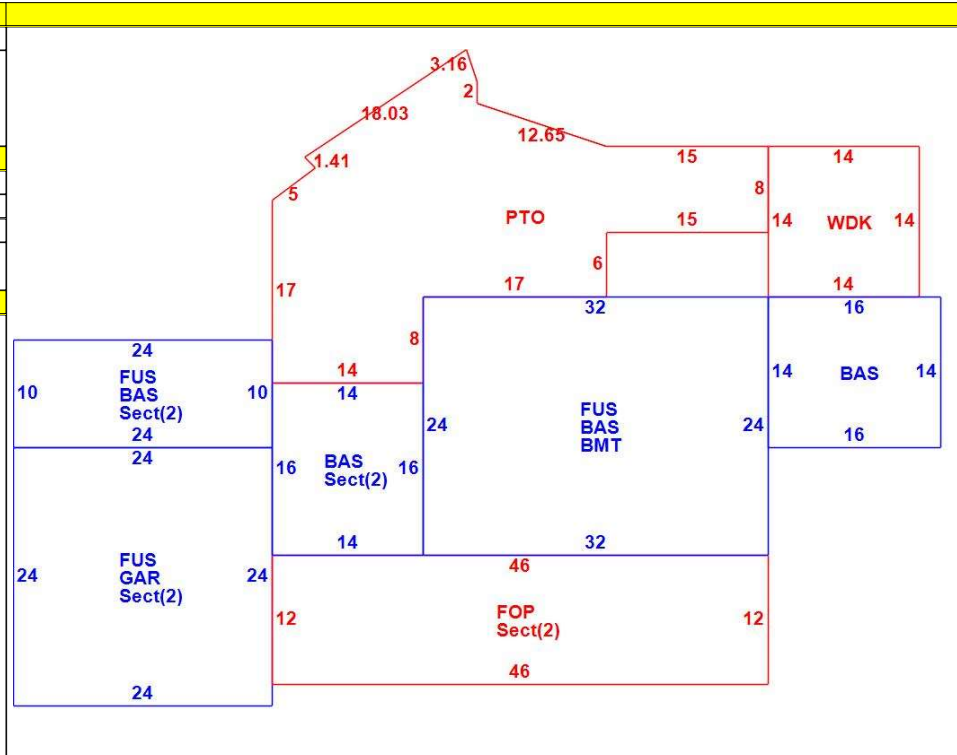
Building Value New	850,059
Year Built	1980
Effective Year Built	2005
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	757,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	2003		85		0.00	6,000
BFA2	Bsmt Fin-VG-	B	300	54.47	2003		85		0.00	13,900
WDC	Wood Deck w/	L	196	18.00	2003		68		0.00	2,900
BMT	Basement-Unfi	B	768	26.01	2003		85		0.00	18,900
FPLO	Outdoor firepl -	L	1	13840.00	2012		88	C	1.00	12,200
SHED	Shed	L	120	18.00	2008		78		0.00	1,700
SOL2	Solar PV Pane	B	40	725.00	2003		0		0.00	0
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	992	992	992	261.67	259,575
BMT	Basement Area	0	768	0	0.00	0
FUS	Upper Story	768	768	768	261.67	200,961
PTO	Patio	0	745	0	0.00	0
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	3,469	1,760		460,536



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MCMURRAY, JARED & HALEY		1 Level	2 Public Water 6 Septic	1 Paved		Description	Code	Assessed	Assessed	
							RESIDENTL	1010	864,100	
6 WINGS LANE		SUPPLEMENTAL DATA				RES LAND	1010	264,900	264,900	
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								Total		977,400	Total		977,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2012	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 757,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 77,900				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 28,500				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 264,900				
0108						COTUIT		Special Land Value 0				
NOTES								Total Appraised Parcel Value 1,129,000				
								Valuation Method C				
								Total Appraised Parcel Value 1,129,000				

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