

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COHOLAN, RYAN D & KATIE J  260 CHURCH STREET  WEST BARNSTA MA 02668		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed
			5 Well			RESIDENTL	1010	637,800	637,800
			6 Septic			RES LAND	1010	270,200	270,200
<b>SUPPLEMENTAL DATA</b>						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_963731_2716355		Plan Ref. 588/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						908,000		908,000	

801  
 FY2024  
 BARNSTABLE, MA  
  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COHOLAN, RYAN D & KATIE J		28881 0117	05-20-2015	Q	I	417,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
RABBITT, EDWARD V & VICTORIA S		19700 0198	04-07-2005	U	I	276,666	1A	2023	1010	558,500	2022	1010	496,400	2021	1010	340,400		
SAMUEL, EMILY F & JOHN F		0830 0084	12-17-1952	U		0			1010	247,700		1010	176,100		1010	178,800		
															1010	79,800		
								Total		806,200		Total		672,500		Total		599,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2017	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
0107			WBARNs

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	498,500
Appraised Xf (B) Value (Bldg)	59,500
Appraised Ob (B) Value (Bldg)	79,800
Appraised Land Value (Bldg)	270,200
Special Land Value	0
Total Appraised Parcel Value	908,000
Valuation Method	C
Total Appraised Parcel Value	908,000

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	
EXPR-23-1	10-02-2023	835	Sid/Wind/Roof/	3,000		100		Residential weatherization/air	05-19-2020	DM			FR	Field Review	
18-1287	04-26-2018	834	Sheet Metal	0	06-30-2018	100	06-30-2018	Insulated galvanized sheet me	08-02-2018	SR	01		02	Bldg Permit Completed	
17-4215	12-07-2017	882	Det Gar - Res	75,000	03-21-2018	100	06-30-2018	CONSTRUCT A 24'30" BARN (	10-17-2016	GC	03		16	In Office Review	
17-3607	11-01-2017	804	Addn Alt-Res	150,000	03-21-2018	100	06-30-2018	add a 22'x22' ft addition(where	08-30-2012	RB	03		16	In Office Review	
200702670	05-15-2007	OB	Out Building	11,000	11-05-2007	100	06-30-2007	SHED	01-22-2008	PT	04		44	Drive by inspection only	
90692	03-07-2006	FB	Finish Basemen	28,000	09-27-2006	100	06-30-2007		11-05-2007	PT	02		14	Cyclical Inspection	
									05-02-2007	TP	03		52	New Construction	

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	5	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	5	1.170	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	23,300
Total Card Land Units					2.17	AC	Parcel Total Land Area					2.17	Total Land Value			270,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
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	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
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		586,484
Year Built		1978
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		15
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		85
RCNLD		498,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	2002		85		0.00	4,300
BFA1	Bsmt Fin-Goo	B	700	32.56	2002		85		0.00	19,400
SHD2	Shed w/Elec	L	240	26.00	2007		76		0.00	4,700
FOP	Open Porch-ro	B	150	55.00	2002		85		0.00	6,200
BMT	Basement-Unfi	B	1,328	26.01	2002		85		0.00	27,500
FGR8	Gar w/Lft Exce	L	720	100.00	2017		98	C	1.00	70,600
WDC	Wood Deck w/	L	240	18.00	2017		96		0.00	4,500
FOP	Open Porch-ro	B	32	55.00	2002		85		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,780	1,780	1,780	301.07	535,905
BMT	Basement Area	0	1,328	0	0.00	0
FOP	Open Porch	0	182	0	0.00	0
FUS	Upper Story	168	168	168	301.07	50,580
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,948	3,698	1,948		586,485

