

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COHAN, GREGORY J & MICHELLE R						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
56 SPRING BROOK LANE						RESIDNTL	1010	604,000	604,000	
COTUIT MA 02635						RES LAND	1010	251,300	251,300	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 92 #DL 2 PHASE II GIS ID F_939449_2694031		Plan Ref. 617/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		855,300	855,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COHAN, GREGORY J & MICHELLE R		31724 0025	12-13-2018	Q	I	560,000	00	Year	Code	Assessed	Year	Code	Assessed
ROBERT VAIL TRUST ESTATE OF		31724 0023	07-09-2018	U	I	0	1F	2023	1010	524,100	2022	1010	455,800
VAIL, ROBERT TR		29503 0102	03-10-2016	Q	I	500,000	00		1010	248,600	2021	1010	159,300
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	Total		772,700	Total		615,100
								Total		541,700	Total		541,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	536,900
Appraised Xf (B) Value (Bldg)	62,500
Appraised Ob (B) Value (Bldg)	4,600
Appraised Land Value (Bldg)	251,300
Special Land Value	0
Total Appraised Parcel Value	855,300
Valuation Method	C
Total Appraised Parcel Value	855,300

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
201505465	09-14-2015	DW	Dwelling	200,000	04-14-2016	100	06-30-2016	TO CONSTRUCT A THREE B	08-10-2021	LH	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									05-02-2019	RB	03		16	In Office Review
									04-16-2019	CK	22		22	Change of Address
									12-13-2018	TR	03		16	In Office Review
									04-19-2016	SR	02		02	Bldg Permit Completed
									09-30-2014	JR	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	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0108	1.700		1.0000	1,047,042	251,300	
Total Card Land Units					0.24 AC	Parcel Total Land Area					0.24	Total Land Value					251,300

