

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROBINSON, WILLIAM C & VIRGINIA D						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
256 OLD OYSTER RD						RESIDNTL	1010	677,000	677,000	
COTUIT MA 02635						RES LAND	1010	304,200	304,200	<b>VISION</b>
SUPPLEMENTAL DATA						Total		981,200	981,200	
Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	YES: LOT 3A	Plan Ref. 407/37	Land Ct#	#SR	Life Estate	PP STATU	
GIS ID	F_944829_2690258									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROBINSON, WILLIAM C & VIRGINIA D		10947 0053	09-11-1997	Q	V	59,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ARCHIBALD, WILLIAM & THOMAS		4823 0140	12-15-1985	U	V	1	G	2023	1010	600,200	2022	1010	508,700	2021	1010	411,900
ARCHIBALD, WILLIAM & THOMAS TRS		3001 0007	10-19-1979	U		0			1010	301,300		1010	194,100		1010	206,300
								Total		901,500	Total		702,800	Total		622,800

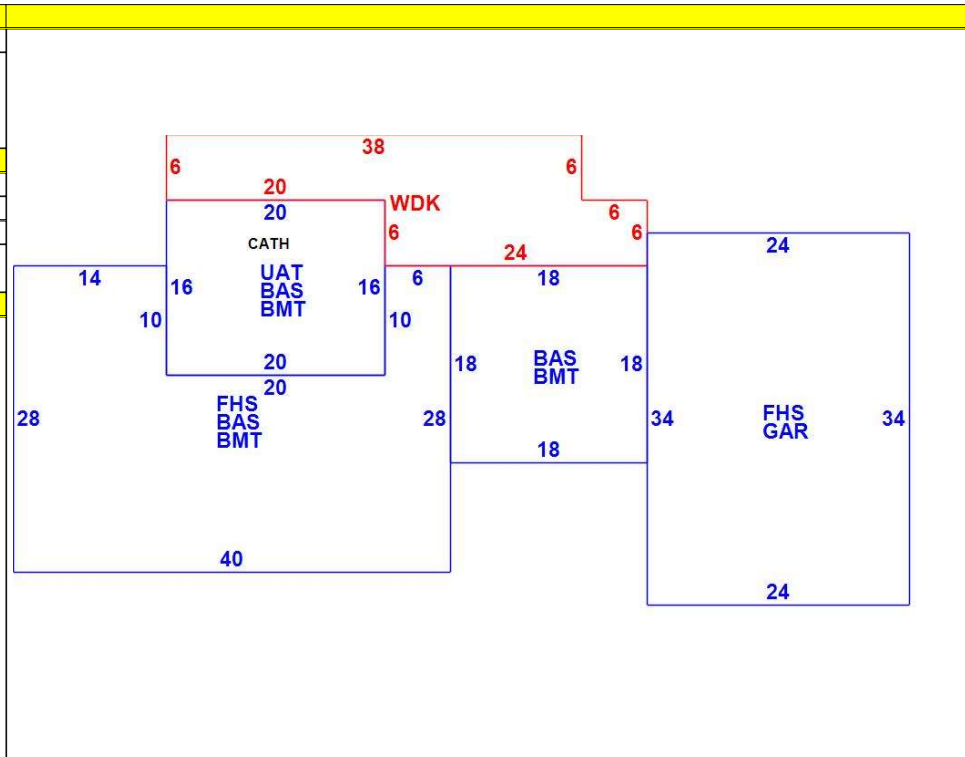
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00															
2024	22	VETERAN	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing	Batch							
0108				COTUIT			This signature acknowledges a visit by a Data Collector or Assessor					
NOTES								Appraised Bldg. Value (Card)				607,400
								Appraised Xf (B) Value (Bldg)				64,100
								Appraised Ob (B) Value (Bldg)				5,500
								Appraised Land Value (Bldg)				304,200
								Special Land Value				0
								Total Appraised Parcel Value				981,200
								Valuation Method				C
								Total Appraised Parcel Value				981,200

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-23-2 25017	03-02-2023 08-13-1997	835 DW	Sid/Wind/Roof/ Dwelling	5,900 200,000	08-09-2000	100 100	01-05-1998	1665 sq ft &quot; cellulose to	08-03-2023	EG	03		16	In Office Review	
									08-24-2022	EG	03		16	In Office Review	
									08-24-2022	EG	03		16	In Office Review	
									08-26-2021	JD	03		16	In Office Review	
									08-23-2021	CK	01		03	Cycl Insp Comp	
									07-20-2020	PK	03		16	In Office Review	
									05-27-2020	DM			FR	Field 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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800	
1	1010	Single Fam M-0	RF	2	0.180 AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	4,400	
Total Card Land Units					1.18 AC	Parcel Total Land Area					1.18	Total Land Value					304,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		653,152
			Year Built		1998
			Effective Year Built		2010
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		607,400
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2012		93		0.00	5,600
WDC	Wood Deck w/	L	372	18.00	2004		70		0.00	4,600
GAR	Attached Gara	B	816	40.00	2012		93		0.00	24,600
BMT	Basement-Unfi	B	1,564	26.01	2012		93		0.00	33,900
SHED	Shed	L	96	18.00	1996		54		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,564	1,564	1,564	265.08	414,582
BMT	Basement Area	0	1,564	0	0.00	0
FHS	Half Story	868	1,736	868	132.54	230,088
GAR	Attached Garage	0	816	0	0.00	0
UAT	Attic, Unfinished	0	320	32	26.51	8,482
WDC	Wood Deck	0	372	0	0.00	0
Ttl Gross Liv / Lease Area		2,432	6,372	2,464		653,152

