

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOKARZ, THOMAS P & SUZANNE 290 MAIN STREET COTUIT MA 02635				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDENTL	1010	711,900	711,900	
					6 Septic			RES LAND	1010	306,300	306,300	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref. 194/113								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate								
#DL 1 LOT 1 & 2				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_944538_2692421												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOKARZ, THOMAS P & SUZANNE				34056	297	04-28-2021	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOKARZ, THOMAS P				9611	0222	03-15-1995	U	I	1	1F	2023	1010	637,700	2022	1010	533,400	2021	1010	439,900
TOKARZ, ALFRED TR				7607	0310	07-15-1991	U	I	1	A		1010	303,700		1010	196,200		1010	208,400
TOKARZ, THOMAS P & KAREN M				6706	0279	04-15-1989	U	I	1	A								1010	6,900
TOKARZ, THOMAS P				2830	0176	11-29-1978	U		0										
Total											941,400	Total	729,600	Total	655,200				

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	647,100		
												Appraised Xf (B) Value (Bldg)	57,400		
												Appraised Ob (B) Value (Bldg)	7,400		
												Appraised Land Value (Bldg)	306,300		
												Special Land Value	0		
												Total Appraised Parcel Value	1,018,200		
												Valuation Method	C		
												Total Appraised Parcel Value	1,018,200		

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
19-4018	11-27-2019	835	Sid/Wind/Roof/	10,000	06-30-2020	100	06-30-2020	Roof		10-17-2023	EG	03		16	In Office Review
53239	05-09-2001	RA	Remodel-Additi	101,200	09-27-2001	100	01-01-2002			08-21-2021	CK	02		03	Cycl Insp Comp
B24930	04-01-1983	AD	Addition	0	01-15-1984	100	12-31-1984	CO ADD'N		05-27-2020	DM			FR	Field Review
B22639	11-01-1980	AD	Addition	0	01-15-1982	100	12-31-1982	CO GARAGE		05-05-2015	JR	03		03	Cycl Insp Comp
B20981	01-01-1979	DW	Dwelling	0	01-15-1980	100	12-31-1980	CO 1 STOR		08-12-2013	RB	03		03	Cycl Insp Comp
										03-25-2005	PT	02		01	Meas/Est
										10-10-2003	PT	02		01	Meas/Est

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			
1	1010	Single Fam M-0	RF	2	0.270	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700			1.0000	24,225			
Total Card Land Units					1.27	AC	Parcel Total Land Area					1.27	Total Land Value					306,300	

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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	798,887
Year Built	1979
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	647,100
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	1997		81		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
WDC	Wood Decking	L	495	20.00	2006		74		0.00	6,900
FOPC	Open Prch-roo	B	24	55.00	1997		81		0.00	1,400
GAR	Attached Gara	B	624	40.00	1997		81		0.00	17,500
BMT	Basement-Unfi	B	1,600	26.01	1997		81		0.00	30,000
FPLG	Gas Fireplace-	B	1	2500.00	1997		81		0.00	2,000
PAT1	Patio- Average	L	81	5.89	1996		77		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,570	2,570	2,570	251.86	647,270
BMT	Basement Area	0	1,600	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
PTO	Patio	0	81	0	0.00	0
TQS	Three Quarter Story	541	832	541	163.77	136,254
UAT	Attic, Unfinished	0	608	61	25.27	15,363
WDK	Wood Deck	0	495	0	0.00	0
Ttl Gross Liv / Lease Area		3,111	6,834	3,172		798,887

