

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | |
|--|--|-----------------------|----------------|-----------------|----------|--------------------|------|----------|----------|--|---------|
| DONAHUE, KEVIN 311 MAIN STREET COTUIT MA 02635 | | 1 Level | 2 Public Water | | | Description | Code | Assessed | Assessed | | |
| | | | 4 Gas | 1 Paved | | RESIDNTL | 1010 | 201,100 | 201,100 | | |
| | | | 6 Septic | | | RES LAND | 1010 | 187,900 | 187,900 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 389,000 | 389,000 |
| Alt Prcl ID | | Split Zonin | | Plan Ref. 72/47 | | | | | | | |
| BID Parcel | | ResExpt Q YES: | | Land Ct# | | | | | | | |
| #DL 1 | | STHRLY PORTION OF LOT | | #SR | | | | | | | |
| #DL 2 | | | | Life Estate | | | | | | | |
| GIS ID | | F_944510_2692140 | | PP STATU | | | | | | | |
| | | | | Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| DONAHUE, KEVIN | | 30223 0180 | 01-10-2017 | U | I | 340,000 | 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| SEGUIN, THOMAS J TR | | 25163 0070 | 01-06-2011 | U | I | 1 | 1F | 2023 | 1010 | 172,100 | 2022 | 1010 | 149,600 | 2021 | 1010 | 119,700 |
| SEGUIN, THOMAS J | | 20825 0225 | 03-15-2006 | U | I | 0 | 1 | | 1010 | 170,800 | | 1010 | 117,500 | | 1010 | 119,300 |
| SEGUIN, THOMAS J & MARY JO | | 10328 0119 | 08-15-1996 | U | I | 105,000 | 1A | | | | | | | | 1010 | 2,100 |
| FREGEAU, ROBERT & MARY | | 9487 0050 | 12-16-1994 | Q | I | 20,000 | U | Total | | 342,900 | Total | | 267,100 | Total | | 241,100 |

| 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 | | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | |
|------------------------|-----------|---|---------|-------------------------|--|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | |
| 0107 | | | COTUIT | | | | |

| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|-------------------------------|--|--|--|--|--|--|---------|
| | | | | | | | | | | Appraised Bldg. Value (Card) | | | | | | | 182,200 |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | | 16,800 |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | | 2,100 |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | | | | 187,900 |
| | | | | | | | | | | Special Land Value | | | | | | | 0 |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | | 389,000 |
| | | | | | | | | | | Valuation Method | | | | | | | C |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | | 389,000 |

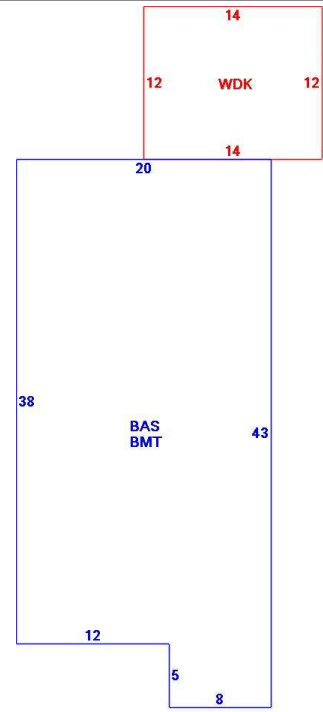
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|------------|-------------------------|------------------------|----|------|----|----|----------------------------|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | |
| 201508368 | 12-04-2015 | NW | New Windows | 16,000 | 06-30-2016 | 100 | 06-30-2016 | REROOF (STRIPPING OLD S | 07-14-2023 | YB | 03 | | 16 | In Office Review | |
| B37469 | 03-01-1995 | AD | Addition | 20,000 | 01-15-1996 | 100 | 12-31-1996 | CO REMODE | 05-27-2020 | DM | | | FR | Field Review | |
| | | | | | | | | | 06-18-2019 | CK | 22 | | 22 | Change of Address | |
| | | | | | | | | | 08-12-2013 | RB | 03 | | 03 | Cycl Insp Comp | |
| | | | | | | | | | 10-11-2007 | JR | 03 | | 16 | In Office Review | |
| | | | | | | | | | 03-25-2005 | PT | 04 | | 44 | Drive by inspection only | |
| | | | | | | | | | 06-25-2002 | PT | 01 | | 00 | Meas/Listed-Interior Acces | |

| 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 | 0.130 AC | 176,344.00 | 5.85353 | 1.0000 | 5 | 1.00 | 0107 | 1.400 | | | 1.0000 | 1,445,121 |
| Total Card Land Units | | | | | 0.13 | AC | Parcel Total Land Area | | | | | 0.13 | Total Land Value | | | 187,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C- | Average Minus | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | | | |
| 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 | 14 | Carpet | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 02 | 2 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 3 | 3 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 10 | 1 Full-0 Half | | | |

| CONDO DATA | | | |
|-------------|------|-------------|----------|
| Parcel Id | | C | Owne 0.0 |
| | | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 246,179 |
| Year Built | 1960 |
| Effective Year Built | 1986 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 26 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 74 |
| RCNLD | 182,200 |
| 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 |
| WDC | Wood Decking | L | 168 | 20.00 | 1993 | | 48 | | 0.00 | 2,100 |
| BMT | Basement-Unfi | B | 800 | 26.01 | 1988 | | 74 | | 0.00 | 16,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 800 | 800 | 800 | 307.72 | 246,179 |
| BMT | Basement Area | 0 | 800 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 168 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 800 | 1,768 | 800 | | 246,179 |

