

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VETRANO, JOSEPH E & MARY ANN T VETRANO FAMILY LIVING TRUST 109 RALYN ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635							RESIDNTL	1010	458,600	458,600	
							RES LAND	1010	222,300	222,300	VISION
SUPPLEMENTAL DATA							Total		680,900	680,900	
Alt Prcl ID			Split Zonin			Plan Ref. 229/53					
BID Parcel			ResExpt Q YES:			Land Ct#					
#DL 1 LOT 22			#DL 2			Life Estate					
GIS ID F_944388_2690909			Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VETRANO, JOSEPH E & MARY ANN TRS	32197	0109	08-01-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VETRANO, JOSEPH E SR & MARY ANN	31596	0135	10-16-2018	Q	I	377,500	00	2023	1010	399,700	2022	1010	344,900	2021	1010	279,400
MENINNO, ROBERT M TR	27706	0023	09-23-2013	U	I	1	1F		1010	202,100		1010	139,000		1010	141,100
MENINNO, SHARON A	17158	0150	06-27-2003	U	I	0	1F								1010	4,200
MENINNO, ROBERT M & SHARON	5305	0266	09-17-1986	U	I	1	A	Total		601,800	Total		483,900	Total		424,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2020	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

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

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	402,400		
				Appraised Xf (B) Value (Bldg)	52,000		
				Appraised Ob (B) Value (Bldg)	4,200		
				Appraised Land Value (Bldg)	222,300		
				Special Land Value	0		
				Total Appraised Parcel Value	680,900		
				Valuation Method	C		
				Total Appraised Parcel Value	680,900		

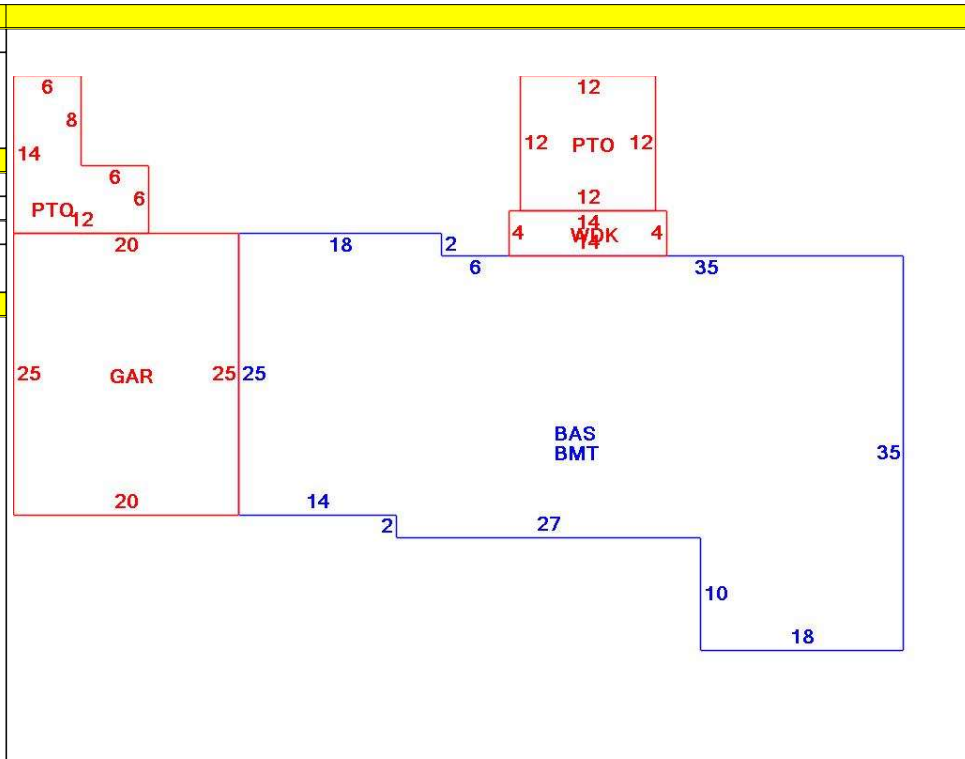
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-14	02-23-2023	839	Solar Panel-Re	37,303	04-16-2023	100	04-16-2023	COMPLETED 4-16-2023 Roof	05-09-2023	JO	03		02	Bldg Permit Completed
19-1270	04-18-2019	835	Sid/Wind/Roof/	12,803		100		19 window replacements	05-27-2020	DM			FR	Field Review
19-742	03-12-2019	822	Insulation	470		100		Insulation/Weatherization	10-16-2019	JD	03		16	In Office Review
									03-04-2019	RB	03		16	In Office Review
									08-13-2013	RB	03		03	Cycl Insp Comp
									02-28-2005	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	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0107	1.400		1.0000	427,528.3	222,300
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			222,300	

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	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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	515,917
Year Built	1971
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	402,400
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
BRR	Bsmt Rec Rm-	B	350	8.05	1993		78		0.00	2,200
FPL1	Fireplace 1 sto	B	1	5000.00	1993		78		0.00	3,900
FPO	Ext FP Openin	B	1	2000.00	1993		78		0.00	1,600
WDC	Wood Decking	L	56	20.00	1996		54		0.00	1,600
GAR	Attached Gara	B	500	40.00	1993		78		0.00	14,400
BMT	Basement-Unfi	B	1,663	26.01	1993		78		0.00	29,900
PATC	Conc Pavers	L	144	15.46	1996		77		0.00	2,000
PAT1	Patio- Average	L	120	5.89	1996		77		0.00	600
SOL2	Solar PV Pane	B	31	725.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,663	1,663	1,663	310.23	515,917
BMT	Basement Area	0	1,663	0	0.00	0
GAR	Attached Garage	0	500	0	0.00	0
PTO	Patio	0	264	0	0.00	0
WDK	Wood Deck	0	56	0	0.00	0
Ttl Gross Liv / Lease Area		1,663	4,146	1,663		515,917

