

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCKENNA, MARY E  89 TROUT BROOK ROAD  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	363,200	363,200
			6 Septic			RES LAND	1010	221,200	221,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 30 #DL 2 GIS ID F_943203_2692519				Plan Ref. 268/4 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 584,400 584,400			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKENNA, MARY E		33126 0160	07-31-2020	U	I	405,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRATANTONIO, MARY J ESTATE OF		33126 0154	02-28-2017	U	I	0	1F	2023	1010	324,900	2022	1010	271,100	2021	1010	226,600
FRATANTONIO, MARY J		27811 0341	11-08-2013	Q	I	360,000	00		1010	201,100		1010	138,300		1010	140,400
VANETTEN, MICHAEL S		20024 0330	07-08-2005	U	I	0	1								1010	3,100
VANETTEN, MICHAEL S & MARIANELLA		7552 0282	05-15-1991	Q	I	95,000	U	Total		526,000	Total		409,400	Total		370,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	334,200
Appraised Xf (B) Value (Bldg)	25,900
Appraised Ob (B) Value (Bldg)	3,100
Appraised Land Value (Bldg)	221,200
Special Land Value	0
Total Appraised Parcel Value	584,400
Valuation Method	C
Total Appraised Parcel Value	584,400

NOTES									

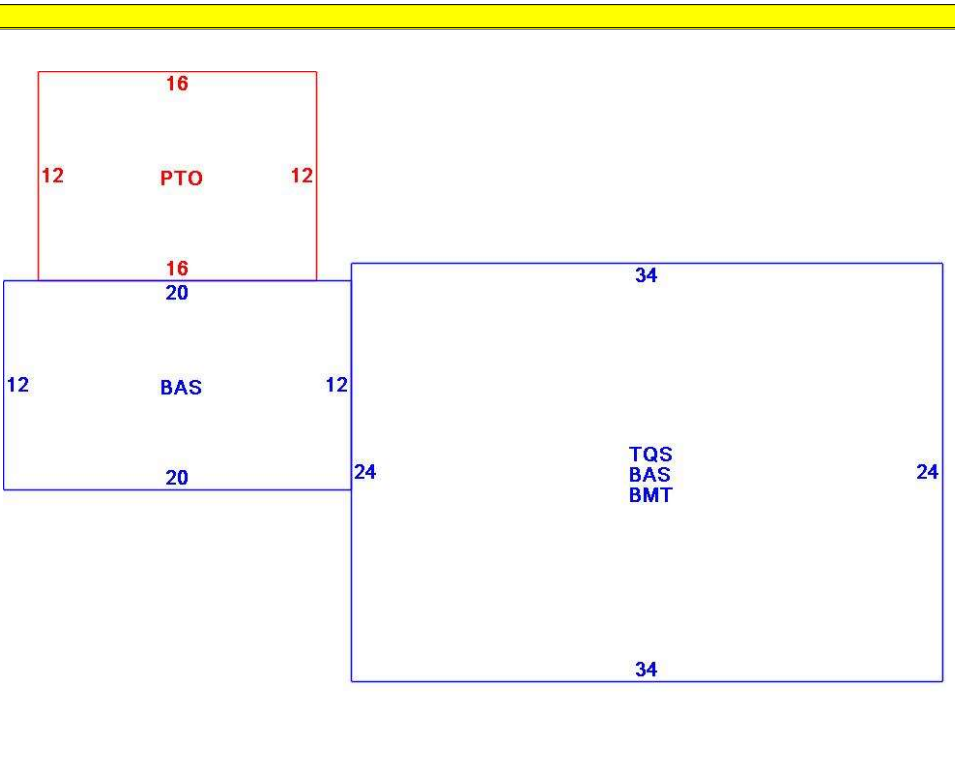
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
72981	11-14-2003	SP	Swimming Pool	3,400	12-29-2003	100	12-31-2003	POOL ABOVE GROUND	08-12-2021	LH	03		16	In Office Review
9806	08-01-1995	AD	Addition	5,500	01-15-1996	100	12-31-1996	CO ADD'N	08-12-2021	LH	03		22	Change of Address
B32341	04-01-1988	AD	Addition	20,000	01-15-1989	100	12-31-1989	CO ADD'N	05-27-2020	DM				FR Field Review
B17655	04-01-1975	DW	Dwelling	0	01-15-1976	100	12-31-1976	CO 1 1/2S	04-04-2014	JR	03		16	In Office Review
									10-08-2013	RB	03		03	Cycl Insp Comp
									03-22-2005	PT	04		44	Drive by inspection only
									06-26-2002	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	0.510 AC	176,344.00	1.75655	1.0000	5	1.00	0107	1.400	POWER EASEMENT		1.0000	433,665.1
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			221,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	417,721
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	334,200
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1995		80		0.00	4,800
SHED	Shed	L	200	18.00	1990		42		0.00	1,500
PAT2	Patio-Good	L	192	9.94	1997		78		0.00	1,600
BMT	Basement-Unfi	B	816	26.01	1995		80		0.00	18,400
BFA	Bsmt Fin-Avg	B	196	17.36	1995		80		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	263.38	278,129
BMT	Basement Area	0	816	0	0.00	0
PTO	Patio	0	192	0	0.00	0
TQS	Three Quarter Story	530	816	530	171.07	139,591
Ttl Gross Liv / Lease Area		1,586	2,880	1,586		417,720

