

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CINCOTTA, JAMES J & JULIE								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
80 OLD KINGS ROAD								RESIDNTL	1010	701,200	701,200	
COTUIT MA 02635								RES LAND	1010	242,300	242,300	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 271/58		Total				
Split Zonin						Land Ct#		943,500				
ResExpt Q						Life Estate		943,500				
#DL 1 LOT 101						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_943684_2691921												

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CINCOTTA, JAMES J & JULIE							32896	0100	05-11-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CINCOTTA, JAMES J & JULIE C TRS							29555	0079	04-01-2016	U	I	100	1F	2023	1010	620,800	2022	1010	525,400	2021	1010	446,800	
CINCOTTA, JAMES J & JULIE C							29169	0086	09-29-2015	U	I	100	1F		1010	220,300		1010	151,500		1010	153,800	
CINCOTTA, JAMES J & JULIE C TRS							25775	0193	10-24-2011	U	I	1	1F								1010	4,800	
CINCOTTA, JAMES J							25731	0058	10-05-2011	U	I	1	1A										
Total													841,100		Total		676,900		Total		605,400		

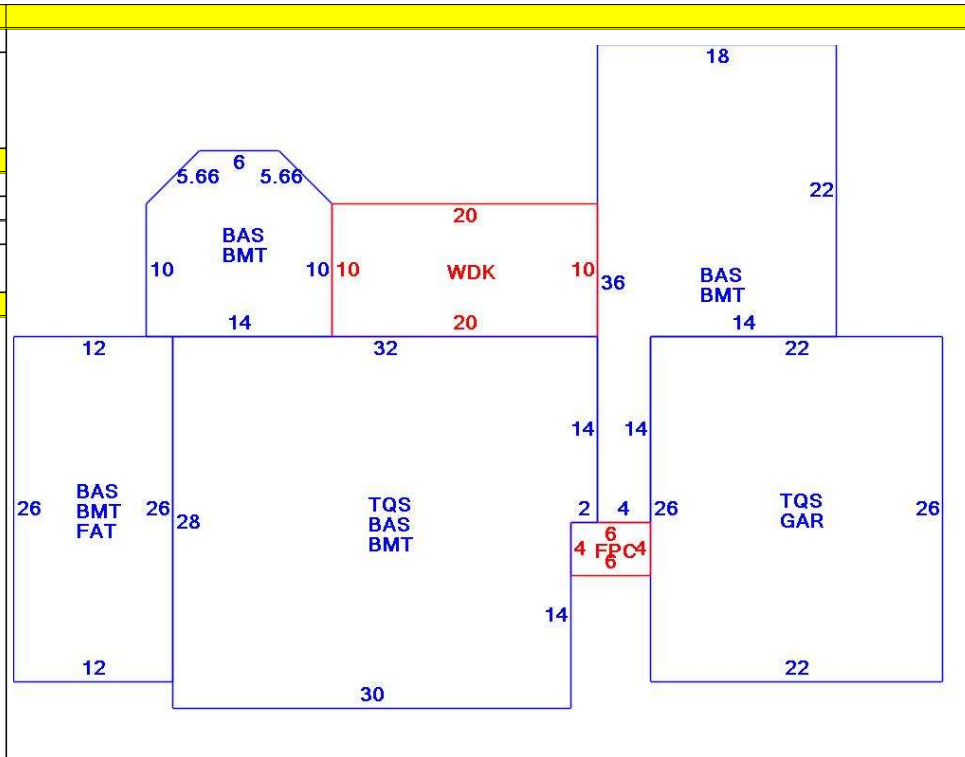
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0107				COTUIT							
NOTES				APPRAISED VALUE SUMMARY							
				Appraised Bldg. Value (Card)	635,500						
				Appraised Xf (B) Value (Bldg)	60,900						
				Appraised Ob (B) Value (Bldg)	4,800						
				Appraised Land Value (Bldg)	242,300						
				Special Land Value	0						
				Total Appraised Parcel Value	943,500						
				Valuation Method	C						
				Total Appraised Parcel Value	943,500						

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-23-5	05-02-2023	835	Sid/Wind/Roof/	3,037		100		Air sealing, t-dome, fg for attic	05-27-2020	DM			FR	Field Review	
201507150	10-26-2015	NR	New Roof	14,600	06-30-2016	100	06-30-2016	REROOF (STRIPPING OLD S	05-04-2015	JR	03		03	Cycl Insp Comp	
14308	04-05-1996	DW	Dwelling	125,000	12-31-1996	100	01-01-1997		10-04-2013	RB	03		03	Cycl Insp Comp	
									02-20-2005	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	0.800	AC	176,344.00	1.22679	1.0000	5	1.00	0107	1.400		1.0000	302,870.8	242,300
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value				242,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	03	Plastered			
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	1				
Extra Fixtures					
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		722,139
			Year Built		1996
			Effective Year Built		2004
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		635,500
			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	2006		88		0.00	5,300
WDC	Wood Decking	L	200	20.00	2003		68		0.00	3,200
FOPC	Open Prch-roo	B	24	55.00	2006		88		0.00	1,500
GAR	Attached Gara	B	572	40.00	2006		88		0.00	17,900
BMT	Basement-Unfi	B	1,812	26.01	2006		88		0.00	36,200
SHED	Shed	L	128	18.00	2003		68		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,812	1,812	1,812	258.37	468,163
BMT	Basement Area	0	1,812	0	0.00	0
FAT	Attic, Finished	47	312	47	38.92	12,143
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
TQS	Three Quarter Story	936	1,440	936	167.94	241,832
WDK	Wood Deck	0	200	0	0.00	0
Ttl Gross Liv / Lease Area		2,795	6,172	2,795		722,138

