

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHRISTENSON, PHILIP								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
334 WAQUOIT ROAD								RESIDNTL	1010	790,100	790,100	
COTUIT MA 02635								RES LAND	1010	201,300	201,300	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 19/143 (SH 4)		Total				
Split Zonin						Land Ct#		991,400				
ResExpt Q						Life Estate		991,400				
#DL 1 LOT 105						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_942866_2683652												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHRISTENSON, PHILIP				31611	0001	11-13-2018	U	I	600,000	1L	Year	Code	Assessed	Year	Code	Assessed			
WILMINGTON SAVINGS FUND SOCIETY				311154	0006	03-23-2018	U	I	670,000	1L	2023	1010	664,300	2022	1010	554,300			
ZAPPALA, BONNIE L				28820	0037	04-24-2015	U	I	1	1F		1010	198,900		1010	141,400			
ZAPPALA, BONNIE L & BRITT, JOHN K				23779	0106	06-08-2009	U	I	1	1A					1010	9,000			
ZAPPALA, BONNIE L				13977	0255	06-26-2001	Q	V	159,900	1P	Total		863,200	Total		695,700	Total		669,800

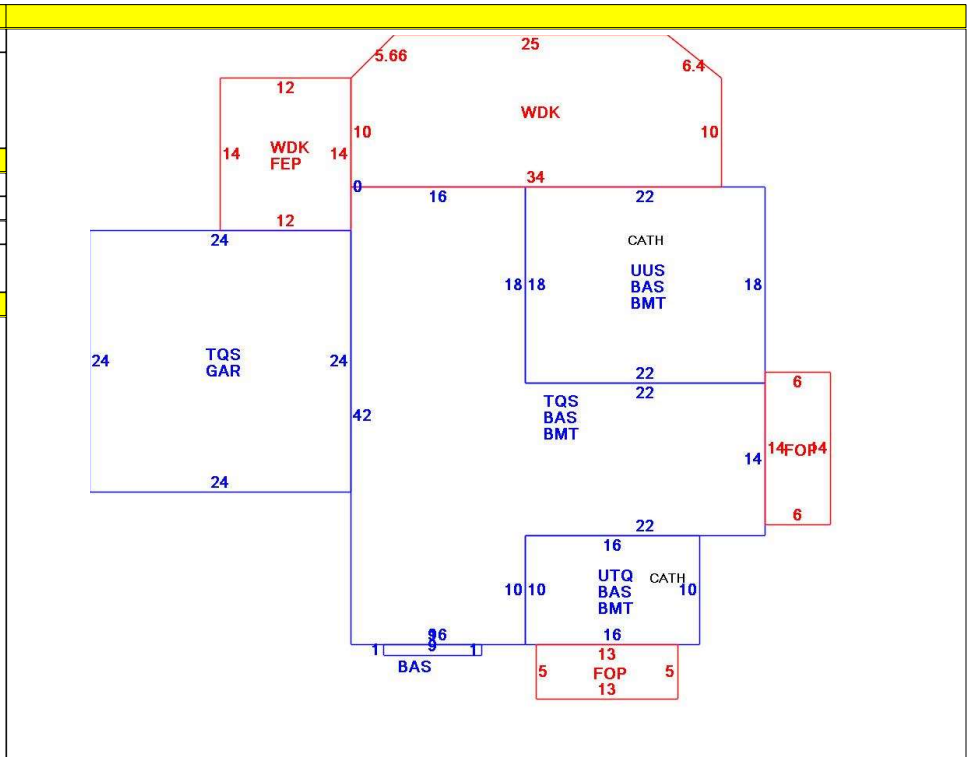
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0106			COTUIT											
NOTES												Appraised Bldg. Value (Card)		707,500
												Appraised Xf (B) Value (Bldg)		73,600
												Appraised Ob (B) Value (Bldg)		9,000
												Appraised Land Value (Bldg)		201,300
												Special Land Value		0
												Total Appraised Parcel Value		991,400
												Valuation Method		C
												Total Appraised Parcel Value		991,400

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	
19-96	01-18-2019	804	Addn Alt-Res	9,000	06-30-2019	100	06-30-2019	enlarge two basement window	06-04-2020	DM			FR	Field Review	
52220	03-19-2001	DW	Dwelling	350,000	08-27-2002	100	01-01-2003		10-04-2019	SR	01			02	Bldg Permit Completed
									04-16-2019	CK	22			22	Change of Address

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	0.920	AC	176,344.00	1.07888	1.0000	5	1.00	0106	1.150		1.0000	218,790	201,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					201,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
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	07	Gambrel			
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	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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		744,745
			Year Built		2002
			Effective Year Built		2012
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		707,500
			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
FPLG	Gas Fireplace-	B	1	2500.00	2014		95		0.00	2,400
WDC	Wood Decking	L	168	20.00	2006		74		0.00	3,200
FOP	Open Porch-ro	B	149	55.00	2014		95		0.00	6,900
GAR	Attached Gara	B	576	40.00	2014		95		0.00	19,400
BMT	Basement-Unfi	B	1,536	26.01	2014		95		0.00	34,200
WDC	Wood Deck w/	L	458	18.00	2006		74		0.00	5,800
FEP	Enclosed porc	B	168	70.00	2014		95		0.00	10,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,545	1,545	1,545	250.50	387,027
BMT	Basement Area	0	1,536	0	0.00	0
FEP	Enclosed Porch	0	168	0	0.00	0
FOP	Open Porch	0	149	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	1,011	1,556	1,011	162.76	253,259
UTQ	Unfinished Three-quarter story	0	160	80	125.25	20,040
UUS	Upper Story, Unfinished	0	396	337	213.18	84,420
WDK	Wood Deck	0	626	0	0.00	0
Ttl Gross Liv / Lease Area		2,556	6,712	2,973		744,746

