

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LITANI, VLADAS & BRENDA E		1 Level	2 Public Water 6 Septic	1 Paved		Description	Code	Assessed	Assessed
						RESIDNTL	1010	675,900	675,900
63 WHISPER DRIVE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	248,500	248,500
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 58 #DL 2 GIS ID F_942419_2684049		Plan Ref. 19/143 (SH 4) Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		Total		924,400	924,400
WORCESTER MA 01609									

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LITANI, VLADAS & BRENDA E		31976 0096	04-26-2019	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FORBUSH, JAMES & KIRSTEN		28418 0049	10-01-2014	Q	I	500,000	00	2023	1010	606,800	2022	1010	510,300	2021	1010	406,900
MATHEWSON, WILFRED & DOROTHY		22446 0227	11-01-2007	Q	I	537,500	00		1010	226,000		1010	155,900		1010	158,300
CAZEAULT, RUSSELL S ET AL TRS		17711 0266	09-29-2003	U	I	100	1F								1010	8,700
CAZEAULT, RUSSELL S &		15801 0138	10-25-2002	Q	I	383,500	00	Total		832,800	Total		666,200	Total		573,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES														

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	599,200
Appraised Xf (B) Value (Bldg)	63,200
Appraised Ob (B) Value (Bldg)	13,500
Appraised Land Value (Bldg)	248,500
Special Land Value	0
Total Appraised Parcel Value	924,400
Valuation Method	C
Total Appraised Parcel Value	924,400

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
201505200	08-14-2015	NR	New Roof	9,375	06-30-2016	100	06-30-2016	STRIP & REROOF	05-13-2022	BM	22		22	Change of Address
201408534	12-16-2014	RE	Remodel	0	06-30-2016	100	06-30-2016	BATHROOM RENOVATION P	08-13-2021	CK	02		03	Cycl Insp Comp
200800788	02-12-2008	RE	Remodel	3,000	10-14-2008	100	06-30-2009		06-04-2020	DM				Field Review
70678	08-08-2003	RE	Remodel	10,000	11-19-2003	100	01-01-2004		02-19-2020	SAF			20	Sale Review
68300	04-23-2003	NR	New Roof		11-19-2003	100	01-01-2004		12-07-2015	RB	03		02	Bldg Permit Completed
B26262	04-01-1984	AD	Addition	0	03-15-1985	100	12-31-1985	CO ADD'N	08-08-2014	JR	03		16	In Office Review
									04-03-2012	RB	03		16	In Office Review

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900	
1	1010	Single Fam M-0	RF	2	0.080 AC	14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	1,600	
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value					248,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	02	Conc. Block			
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**

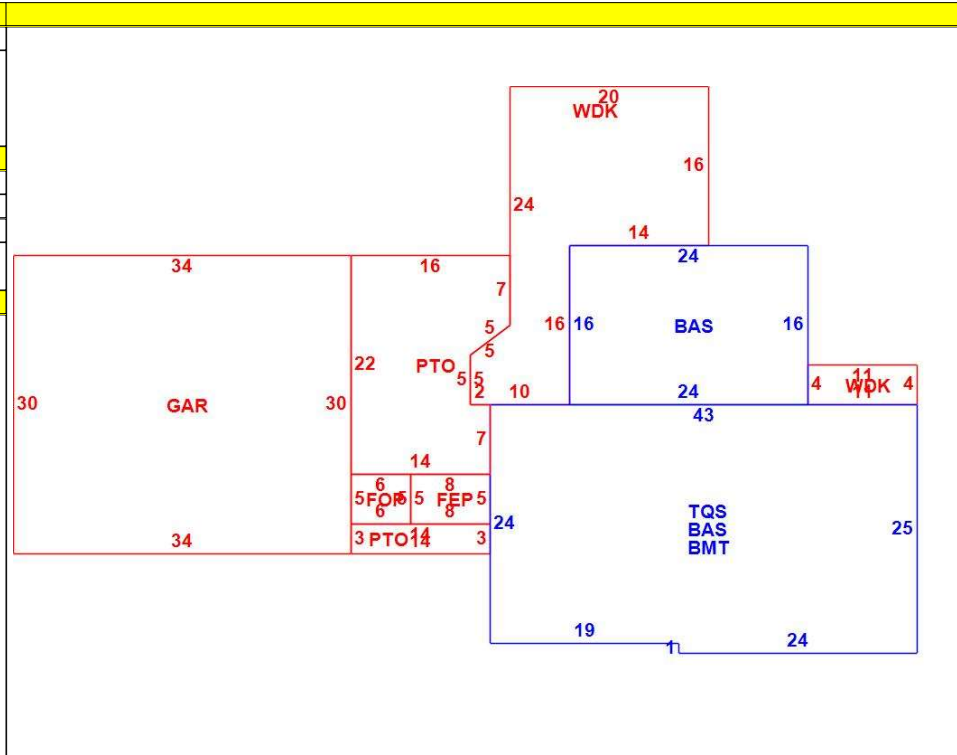
Building Value New	696,781
Year Built	1971
Effective Year Built	2001
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	599,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
BRR	Bsmt Rec Rm-	B	144	8.05	2003		86		0.00	1,000
FPL2	Fireplace 1.5 s	B	1	6000.00	2003		86		0.00	5,200
SHD2	Shed w/Elec	L	168	26.00	2002		66		0.00	2,900
WDC	Wood Deck w/	L	486	18.00	2000		62		0.00	5,100
FOP	Open Porch-ro	B	30	55.00	2003		86		0.00	2,100
FEP	Enclosed porc	B	40	70.00	2003		86		0.00	4,100
GAR	Attached Gara	B	1,020	40.00	2003		86		0.00	27,100
BMT	Basement-Unfi	B	1,056	26.01	2003		86		0.00	23,700
PAT2	Patio-Good	L	354	9.94	2000		81		0.00	2,800
SHED	Shed	L	96	18.00	2008		78		0.00	1,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	327.74	471,950
BMT	Basement Area	0	1,056	0	0.00	0
FEP	Enclosed Porch	0	40	0	0.00	0
FOP	Open Porch	0	30	0	0.00	0
GAR	Attached Garage	0	1,020	0	0.00	0
PTO	Patio	0	354	0	0.00	0
TQS	Three Quarter Story	686	1,056	686	212.91	224,832
WDC	Wood Deck	0	486	0	0.00	0
Ttl Gross Liv / Lease Area		2,126	5,482	2,126		696,782



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								Year	Code	Assessed	Year	Code	Assessed			
								2023	1010 1010	606,800 226,000	2022	1010 1010	510,300 155,900	2021	1010 1010 1010	406,900 158,300 8,700
								Total	832,800	Total	666,200	Total	573,900			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
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		Total						<b>APPRAISED VALUE SUMMARY</b>								
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Exterior Wall 2			Parcel Id		C	Ownr	0.0			
Roof Structure	03	Gable/Hip				B	S			
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description	Factor%				
Interior Wall 1	05	Drywall	Condo Flr							
Interior Wall 2			Condo Unit							
Interior Floor 1	14	Carpet	<b>COST / MARKET VALUATION</b>							
Interior Floor 2	12	Hardwood	Building Value New							
Heat Fuel	03	Gas	Year Built							
Heat Type	05	Hot Water	Effective Year Built							
AC Type	03	Central	Depreciation Code							
Bedrooms	04	4 Bedrooms	Remodel Rating							
Full Baths	2		Year Remodeled							
Half Baths	0		Depreciation %							
Extra Fixtures			Functional Obsol							
Total Rooms	8	8 Rooms	External Obsol							
Bath Style			Trend Factor							
Kitchen Style			Condition							
Occupancy			Condition %							
Usrflid 105			Percent Good							
Accessory Apt			RCNLD							
Foundation Alt	02	Conc. Block	Dep % Ovr							
Rms Prts			Dep Ovr Comment							
Bath Split	20	2 Full-0 Half	Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	140	18.00	1996		54		0.00	1,400
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										