

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
COHAN, ELEANOR M TR COHAN REAL ESTATE TRUST 95 VALLEY BROOK RD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	328,600	328,600		
			6 Septic			RES LAND	1010	184,500	184,500		
SUPPLEMENTAL DATA						Total				513,100	513,100
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 18 #DL 2 GIS ID F_967489_2700672		Plan Ref. Land Ct# 35548-D #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COHAN, ELEANOR M TR		C158745	0	08-18-2000	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
COHAN, HELEN M		#D51856	0	12-07-1990	U	I	1	A	2023	1010	287,000	2022	1010	248,600	
COHAN, THOMAS F & HELEN M		C94480	0	12-01-1983	Q	I	73,800	U		1010	182,300		1010	129,600	
SMITH, ALLYN JONES		C91979	0	05-25-1983	U	V	120,000	N					1010	2,800	
Total										469,300		Total	378,200	Total	332,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2010	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106			CENVIL					
NOTES				Appraised Bldg. Value (Card) 282,600				
				Appraised Xf (B) Value (Bldg) 43,200				
				Appraised Ob (B) Value (Bldg) 2,800				
				Appraised Land Value (Bldg) 184,500				
				Special Land Value 0				
				Total Appraised Parcel Value 513,100				
				Valuation Method C				
				Total Appraised Parcel Value 513,100				

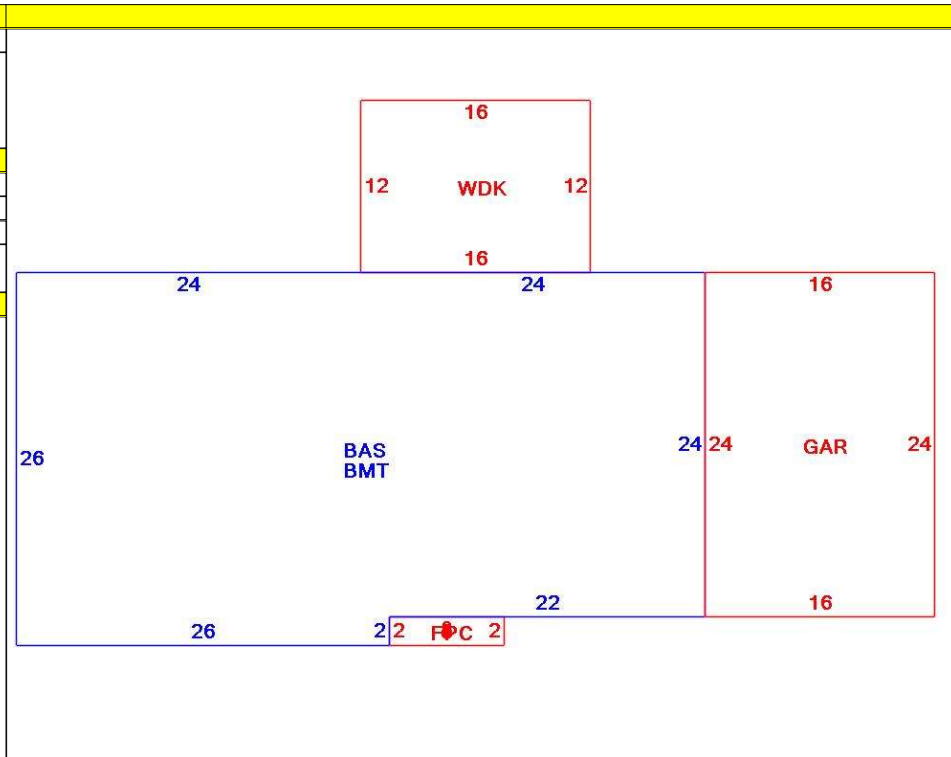
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
B35854	05-01-1993	WD	Wood Deck	2,200	01-15-1994	100		CE DECK	06-23-2020	LS			FR	Field Review	
									07-26-2017	KM	02		14	Cyclical Inspection	
									12-19-2008	PT	02		14	Cyclical Inspection	
									07-05-2001	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	RC	3	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0106	1.150		1.0000	341,666.5	184,500
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value				184,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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 T/tp	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	340,539
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	282,600
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
FPL1	Fireplace 1 sto	B	1	5000.00	1999		83		0.00	4,200
WDC	Wood Decking	L	192	20.00	1999		60		0.00	2,800
GAR	Attached Gara	B	384	40.00	1999		83		0.00	13,000
BMT	Basement-Unfi	B	1,204	26.01	1999		83		0.00	24,900
FOPC	Open Prch-roo	B	16	55.00	1999		83		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,204	1,204	1,204	282.84	340,539
BMT	Basement Area	0	1,204	0	0.00	0
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,204	3,000	1,204		340,539

