

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEAVITT, JUNE & CABRAL, BLAISE M NEIL E & GREGORY C 4390 FALMOUTH ROAD COTUIT MA 02635		1 Level	2 Public Water			Description	Code	Assessed	Assessed
			4 Gas	1 Paved		RESIDNTL	1010	170,700	170,700
			6 Septic			RES LAND	1010	141,400	141,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_945393_2696336			Plan Ref. DEED DESCRIPT Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 312,100 312,100			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEAVITT, JUNE & CABRAL, BLAISE M, CABRAL, BETSY CABRAL, BETSY CABRAL, BETSY		30280 0150 22749 0109 22749 0107 22749 0105	12-25-2015 03-14-2008 03-14-2008 03-14-2008	U U U U	I I I I	0 100 100 0	1A 1A 1A 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	145,600	2022	1010	121,100	2021	1010	95,000	
									1010	135,700		1010	100,500		1010	95,200	
															1010	7,400	
Total								281,300		Total		221,600		Total		197,600	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2017	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	155,200
Appraised Xf (B) Value (Bldg)	8,100
Appraised Ob (B) Value (Bldg)	7,400
Appraised Land Value (Bldg)	141,400
Special Land Value	0
Total Appraised Parcel Value	312,100
Valuation Method	C
Total Appraised Parcel Value	312,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			COTUIT

NOTES															

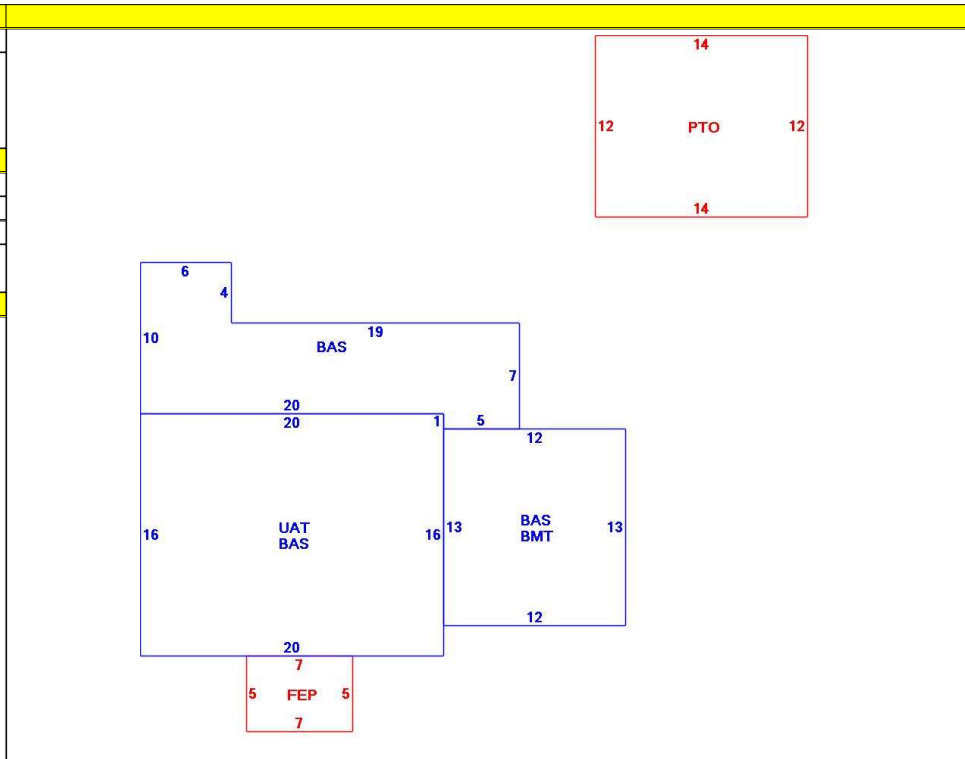
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	07-08-2021	835	Sid/Wind/Roof/	12,356		100		Remove existing roof and insta			05-28-2020	DM			FR	Field Review
											03-14-2017	GC	03	16	In Office Review	
											10-01-2013	RB	03	03	Cycl Insp Comp	
											04-01-2005	PT	02	01	Meas/Est	
											02-05-1999	FS	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	0.500 AC	176,344.00	1.78240	1.0000	5	1.00	0104	0.900				1.0000	282,891.0	141,400
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					141,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	02	Wall Brd/Wood			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	224,944
Year Built	1945
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	155,200
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
FGR2	Garage- Avg-	L	440	50.00	1945		26	00	1.00	5,700
FEP	Enclosed porc	B	35	70.00	1980		69		0.00	3,000
BMT	Basement-Unfi	B	156	26.01	1980		69		0.00	5,100
PAT1	Patio- Average	L	168	5.89	1990		71		0.00	800
SHED	Shed	L	120	18.00	1990		42		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	655	655	655	327.43	214,467
BMT	Basement Area	0	156	0	0.00	0
FEP	Enclosed Porch	0	35	0	0.00	0
PTO	Patio	0	168	0	0.00	0
UAT	Attic, Unfinished	0	320	32	32.74	10,478
Ttl Gross Liv / Lease Area		655	1,334	687		224,945

