

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BAFARO, JOHN J & MAUREEN F PO BOX 1351 COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 370,500 155,900	Assessed 370,500 155,900
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 15 #DL 2 GIS ID F_943455_2696290			Plan Ref. 199/81 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		526,400	526,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAFARO, JOHN J & MAUREEN F		1872 0216	06-04-1973	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	328,200	2022	1010	278,200	2021	1010	233,500
									1010	141,700		1010	105,000		1010	105,000
															1010	5,900
								Total		469,900	Total		383,200	Total		344,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	5C	RESIDENTIAL EXEMPTION																		
			Total			0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	334,300		
												Appraised Xf (B) Value (Bldg)	30,300		
												Appraised Ob (B) Value (Bldg)	5,900		
												Appraised Land Value (Bldg)	155,900		
												Special Land Value	0		
												Total Appraised Parcel Value	526,400		
												Valuation Method	C		
												Total Appraised Parcel Value	526,400		

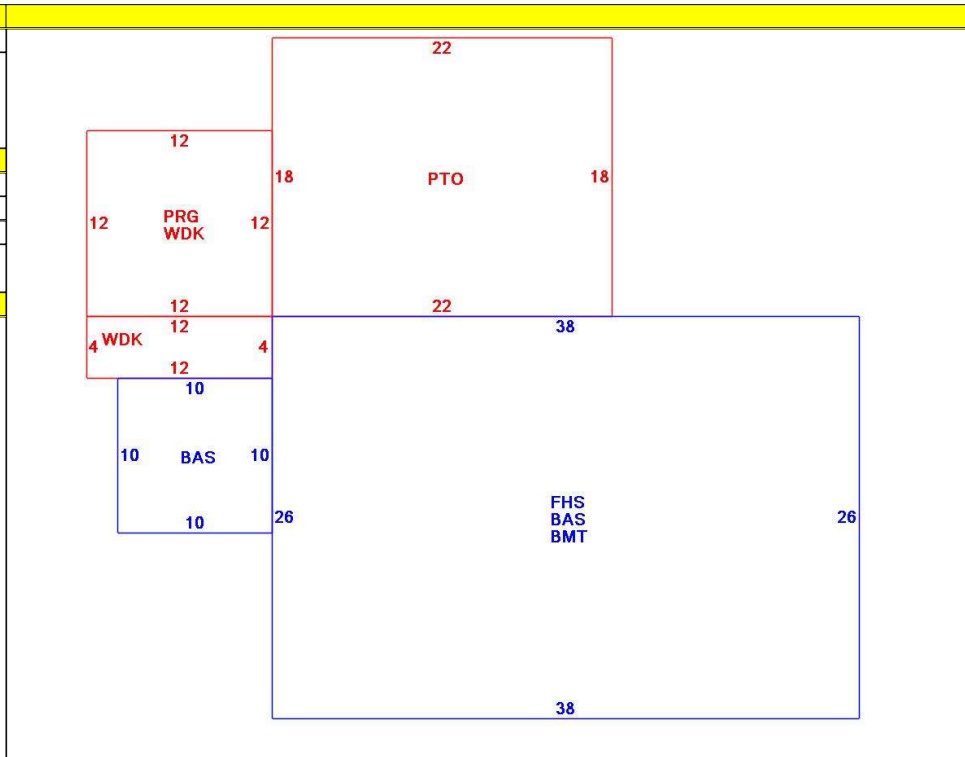
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	10-06-2022	835	Sid/Wind/Roof/	7,825		100		strip and reroof 9 square of roo		07-10-2023	JO	03		16	In Office Review
B36984	08-01-1994	NR	New Roof	1,100	01-15-1995	100	06-30-1995	CO REROOF		05-28-2020	DM			FR	Field Review
B32964	06-01-1989	AD	Addition	5,500	01-15-1990	100	06-30-1990	CO ADD'N		03-10-2014	SR	01		03	Cycl Insp Comp
B20345	06-01-1978	DW	Dwelling	0	01-15-1979	100	06-30-1979	CO 1 STOR		04-07-2005	PT	02		01	Meas/Est
										02-18-1999	FS	01		00	Meas/Listed-Interior Acces
										01-15-1990	ML	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	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000			1.0000	338,809.7	155,900
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	393,285
Year Built	1978
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	334,300
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	2002		85		0.00	5,100
BRR	Bsmt Rec Rm-	B	408	8.05	2002		85		0.00	2,800
WDC	Wood Decking	L	192	20.00	1997		56		0.00	2,600
PAT1	Patio- Average	L	396	5.89	1997		78		0.00	1,800
BMT	Basement-Unfi	B	988	26.01	2002		85		0.00	22,400
PRG1	Pergola-Avg	L	144	18.00	1998		58	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	248.60	270,477
BMT	Basement Area	0	988	0	0.00	0
FHS	Half Story	494	988	494	124.30	122,808
PRG	Pergola	0	144	0	0.00	0
PTO	Patio	0	396	0	0.00	0
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,582	3,796	1,582		393,285

