

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GIORDANO, JOSEPH A TR GIORDANO FAMILY REALTY TRST 520 MARINER CIR COTUIT MA 02635		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	261,400	261,400
			6 Septic			RES LAND	1010	157,200	157,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 76 #DL 2 GIS ID F_945094_2695224			Plan Ref. TUBE 167 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 418,600 418,600			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIORDANO, JOSEPH A TR		8045 0320	06-15-1992	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed
GIORDANO, JOSEPH & PATRICIA		3276 0157	04-29-1981	U		0		2023	1010	227,500	2022	1010	201,200
									1010	142,900		1010	105,800
											2021	1010	1,300
								Total		370,400	Total		307,000
								Total			Total		274,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2019	5C	RESIDENTIAL EXEMPTION	0.00					
2024	22	VETERAN	0.00					
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	213,600
Appraised Xf (B) Value (Bldg)	46,500
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	157,200
Special Land Value	0
Total Appraised Parcel Value	418,600
Valuation Method	C
Total Appraised Parcel Value	418,600

NOTES									

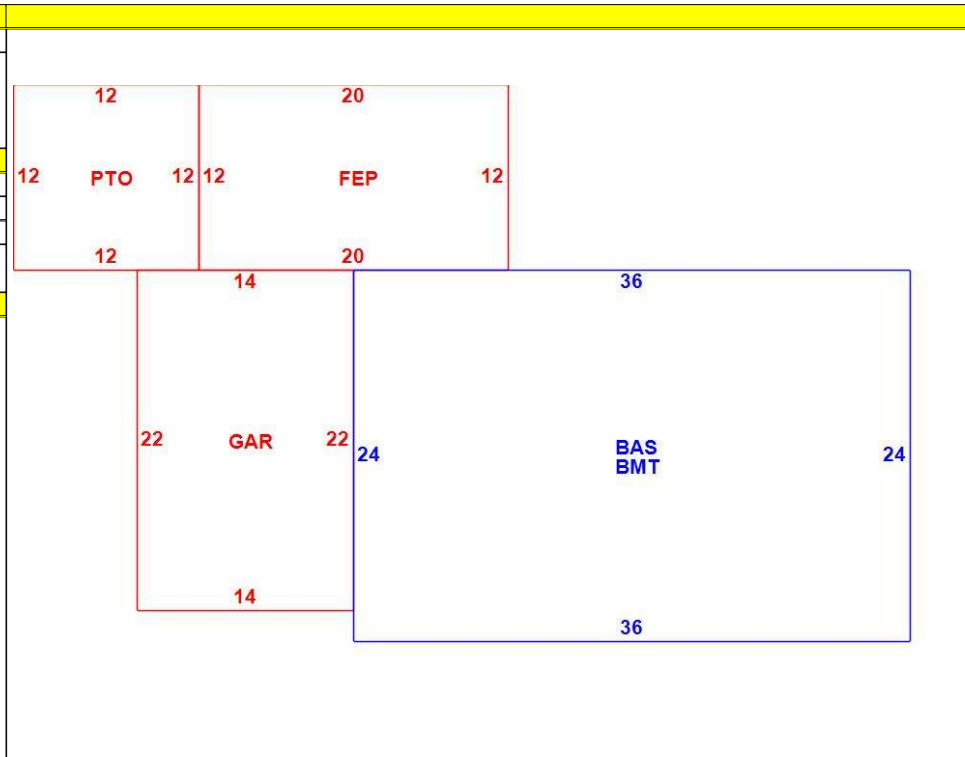
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-8	01-20-2023	835	Sid/Wind/Roof/	2,886		100		weatherization	08-07-2023	EG	03		16	In Office Review
200903453	07-27-2009	NS	New Siding	13,957	06-30-2010	100	06-30-2010	RESIDE, REPL UV .30	07-08-2022	EG	03		16	In Office Review
B22585	10-01-1980	DW	Dwelling	0	01-15-1982	100	12-31-1982	CO 1 STOR	08-11-2021	JD	03		16	In Office Review
									07-16-2020	LH	03		16	In Office Review
									05-28-2020	DM				Field Review
									08-14-2019	JD	03		16	In Office Review
									11-27-2018	LH	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	0.500 AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200	
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					157,200

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	25	Vinyl Siding			
Exterior Wall 2					
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	260,531
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	213,600
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	1998		82		0.00	4,100
FEP	Enclosed porc	B	240	70.00	1998		82		0.00	11,600
GAR	Attached Gara	B	308	40.00	1998		82		0.00	11,100
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700
PAT2	Patio-Good	L	144	9.94	1999		80		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	301.54	260,531
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	240	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,420	864		260,531

