

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRANCA, THOMAS R & GERALDINE						7 Waterfront	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
104 TRACEY ROAD							RESIDNTL	1010	1,414,300	1,414,300	
COTUIT MA 02635							RES LAND	1010	980,400	980,200	
SUPPLEMENTAL DATA											
Alt Prcl ID						Plan Ref.					
Split Zonin						Land Ct# 11260-C					
BID Parcel						#SR					
ResExpt Q YES:						Life Estate					
#DL 1 LOT 13						PP STATU					
#DL 2						Assoc Pid#					
GIS ID F_940861_2680340								Total		2,394,700	2,394,500

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRANCA, THOMAS R & GERALDINE S			C83032 0	09-30-1980	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	1,263,900	2022	1010	1,055,500	2021	1010	933,300
										1010	963,600		1010	522,100		1010	505,700
																1010	36,500
									Total		2,227,500	Total		1,577,600	Total		1,475,500

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

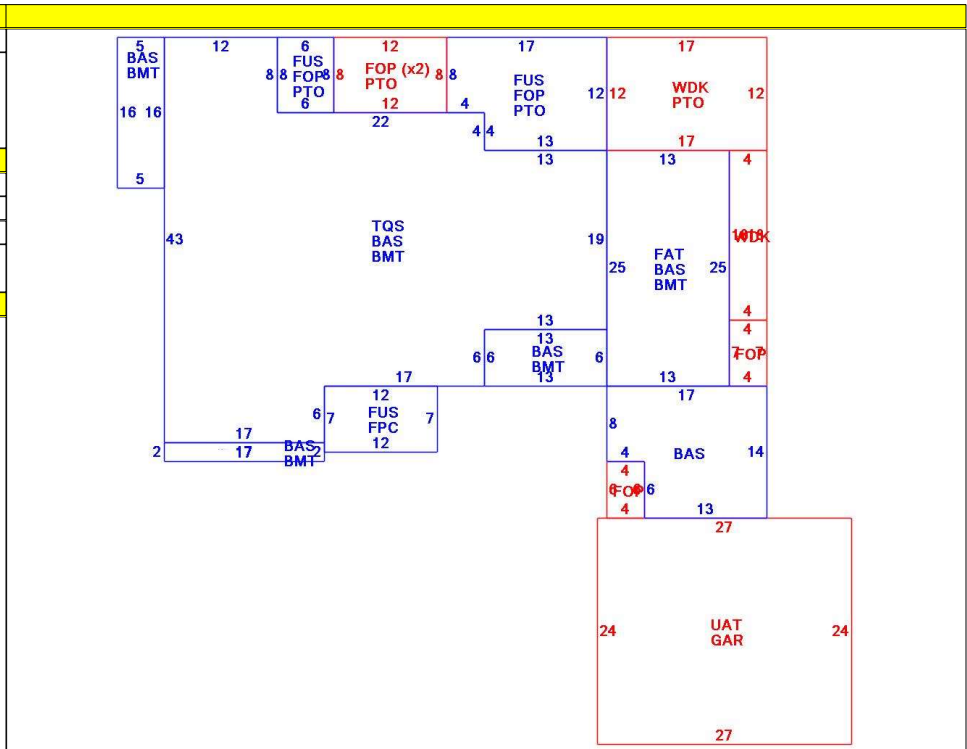
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,294,900
Appraised Xf (B) Value (Bldg)			82,900
Appraised Ob (B) Value (Bldg)			36,500
Appraised Land Value (Bldg)			980,400
Special Land Value			0
Total Appraised Parcel Value			2,394,700
Valuation Method			C
Total Appraised Parcel Value			2,394,700

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	
201005119	10-13-2010	OT	Other	13,900	12-14-2010	100	06-30-2012	4X120 BOARDWLK W 6X12 P	02-27-2023	CK	03		15	Abatement Review	
84675	06-08-2005	DW	Dwelling	700,000	01-01-2006	100	06-30-2007		06-04-2020	DM			FR	Field Review	
									02-27-2020	TR	01		15	Abatement Review	
									07-08-2016	GC	03		16	In Office Review	
									11-02-2015	AL	22		22	Change of Address	
									05-14-2015	JR	03		03	Cycl Insp Comp	
									11-24-2014	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	0.300	AC 176,344.00	2.84692	1.0000	5	1.00	0114	6.500		1.0000	3,263,245	979,000
1	1010	Single Fam M-0	RF	2	0.470	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	1,100
1	1010	Single Fam M-0	RF	2	0.270	AC 14,250.00	0.01000		0	1.00	0114	6.500		1.0000	926.25	300
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			980,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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		1,423,016
			Year Built		2005
			Effective Year Built		2008
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		9
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		91
			RCNLD		1,294,900
			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
FPLG	Gas Fireplace-	B	1	2500.00	2019		91		0.00	2,300
WDC	Wood Decking	L	276	20.00	2008		78		0.00	4,500
PAT2	Patio-Good	L	536	9.94	2008		89		0.00	4,600
FOP	Open Porch-ro	B	480	55.00	2019		91		0.00	16,900
GAR	Attached Gara	B	648	40.00	2019		91		0.00	20,200
BMT	Basement-Unfi	B	1,948	26.01	2019		91		0.00	39,800
BRG2	Bridge-Ped-W	L	480	52.16	2010		82	C	1.00	20,500
LDNG	Wood Landing	L	72	33.64	2010		82		0.00	2,000
FOPC	Open Prch-roo	B	84	55.00	2019		91		0.00	3,700
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,162	2,162	2,162	403.58	872,536
BMT	Basement Area	0	1,948	0	0.00	0
FAT	Attic, Finished	49	325	49	60.85	19,775
FOP	Open Porch	0	480	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
FUS	Upper Story	320	320	320	403.58	129,145
GAR	Attached Garage	0	648	0	0.00	0
PTO	Patio	0	536	0	0.00	0
TQS	Three Quarter Story	930	1,431	930	262.28	375,328
UAT	Attic, Unfinished	0	648	65	40.48	26,233
Ttl Gross Liv / Lease Area		3,461	8,858	3,526		1,423,017



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