

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PULSIFER, SILVIA A 85 CLAMSHELL COVE ROAD COTUIT MA 02635		1 Level	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 678,400 267,200	Assessed 678,400 267,200
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 27 #DL 2 GIS ID F_940865_2682735			Plan Ref. 134/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		945,600	945,600

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PULSIFER, SILVIA A		35392 208	09-28-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PULSIFER, ALBERT J SR & SILVIA A		29215 0157	10-20-2015	U	I	100	1F	2023	1010	575,200	2022	1010	488,800	2021	1010	430,700
PULSIFER, SILVIA A		29215 0155	10-20-2015	U	I	100	1F		1010	264,300		1010	169,300		1010	179,900
PULSIFER, ALBERT J SR & SILVIA A		28938 0337	06-15-2015	U	I	100	1F								1010	5,500
PULSIFER, ALBERT J SR & SILVIA A		9405 0090	10-14-1994	Q	I	48,000	U	Total		839,500	Total		658,100	Total		616,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	VETERAN	0.00					
2023	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	620,400
Appraised Xf (B) Value (Bldg)	52,500
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	267,200
Special Land Value	0
Total Appraised Parcel Value	945,600
Valuation Method	C
Total Appraised Parcel Value	945,600

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
16-13	01-19-2016	834	Sheet Metal	0	06-09-2016	100	06-30-2016	installing a new zone of heat &	08-07-2023	EG	03		16	In Office Review
201506967	11-09-2015	AD	Addition	180,000	06-09-2016	100	06-30-2016	ADD NEW MASTER BEDRO	08-02-2023	EG	03		16	In Office Review
200804384	09-08-2008	WD	Wood Deck	6,000	11-24-2008	100	06-30-2009	12X12 WDK	07-25-2022	EG	03		16	In Office Review
B37114	10-01-1994	DW	Dwelling	60,000	01-01-1997	100	06-30-1997	CO 2 STOR	07-15-2022	EG	03		16	In Office Review
									07-26-2021	JD	03		16	In Office Review
									07-17-2020	LH	03		16	In Office Review
									06-04-2020	DM			FR	Field 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	0108	1.700		1.0000	534,339.9	267,200

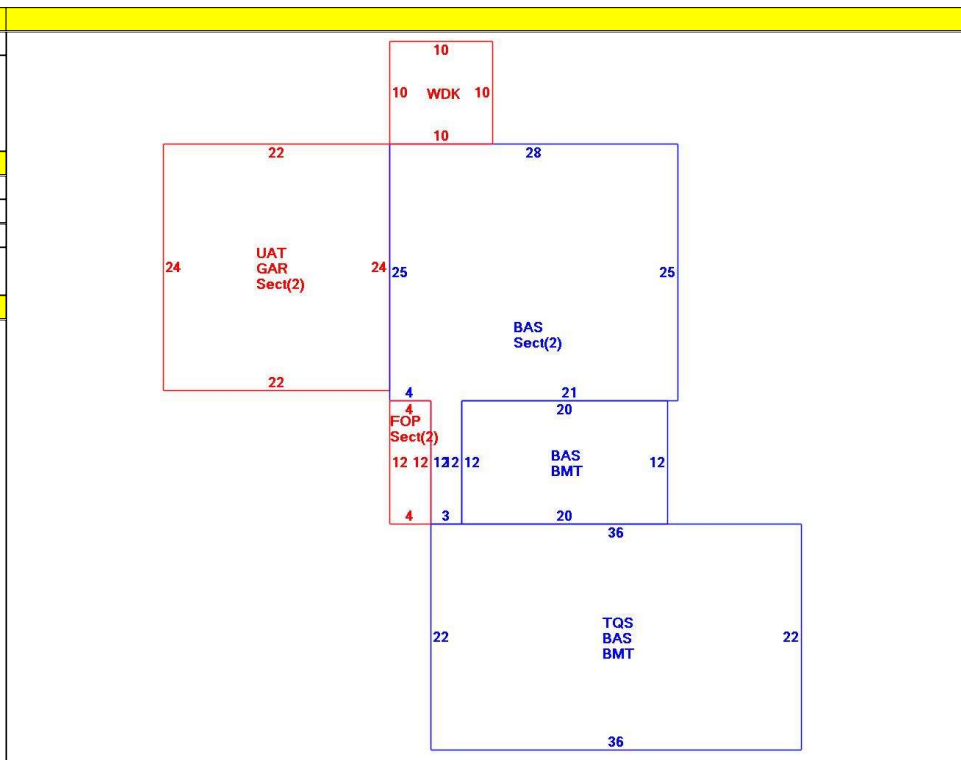
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			670,255		
Year Built			1994		
Effective Year Built			2008		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			9		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			91		
RCNLD			620,400		
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
FPL3	Fireplace 2 sto	B	1	7000.00	2010		91		0.00	6,400
BMT	Basement-Unfi	B	1,032	26.01	2010		91		0.00	24,700
SHED	Shed	L	192	18.00	2002		66		0.00	2,300
WDC	Wood Decking	L	100	20.00	2015		92		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	263.95	272,391
BMT	Basement Area	0	1,032	0	0.00	0
TQS	Three Quarter Story	515	792	515	171.63	135,932
WDK	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		1,547	2,956	1,547		408,323



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			4 Gas	1 Paved		RESIDENTL	1010	678,400	678,400		
			6 Septic			RES LAND	1010	267,200	267,200		
SUPPLEMENTAL DATA						Total				945,600	945,600
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 27 #DL 2 GIS ID F_940865_2682735		Plan Ref. 134/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

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								Total		616,100	Total		616,100

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2023	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

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Nbhd	Nbhd Name
0108	COTUIT

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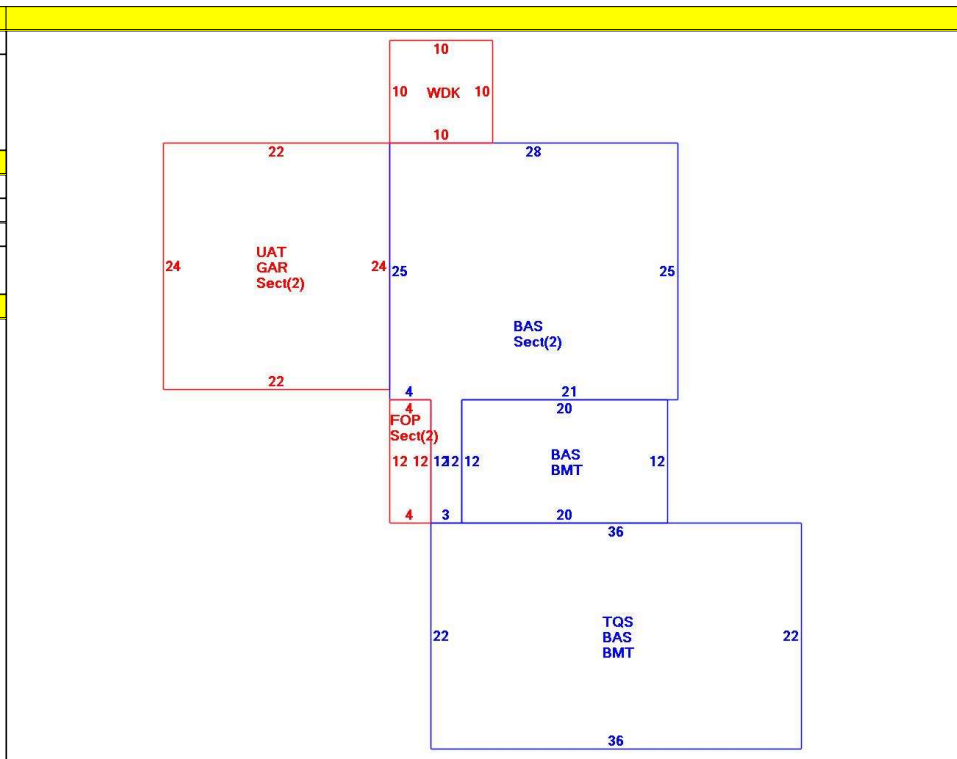
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									07-17-2020	LH	03		16	In Office Review
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LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	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	0108	1.700		1.0000	534,339.9	267,200
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			267,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	1				
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	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		670,255
Year Built		2015
Effective Year Built		2013
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		620,400
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
FOP	Open Porch-ro	B	48	55.00	2017		95		0.00	3,100
GAR	Attached Gara	B	528	40.00	2017		95		0.00	18,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	736	736	736	331.98	244,337
FOP	Open Porch	0	48	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
UAT	Attic, Unfinished	0	528	53	33.32	17,595
Ttl Gross Liv / Lease Area		736	1,840	789		261,932

