

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|------------------|------------------|--|----------|--------------------|------|----------|----------|
| GRIFFITH, ELAINE M 31 FOREST HILLS ROAD COTUIT MA 02635 | | 2 Above Street | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDENTL | 1010 | 605,300 | 605,300 |
| | | | 6 Septic | | | RES LAND | 1010 | 180,700 | 180,700 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_944148_2697651 | | | | Plan Ref. 443/71 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | |
| | | | | | | Total | | 786,000 | 786,000 |

801
 FY2024
 BARNSTABLE, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|------------------------------|--|-------------|-----------|------------|-----|-----------|---------|--------------------------------|------|------|----------|---------|------|----------|-------|---------|
| GRIFFITH, ELAINE M | | 26532 | 0323 | 07-26-2012 | U | I | 1 | 1 | Year | Code | Assessed | Year | Code | Assessed | | |
| GRIFFITH, DAVID T & ELAINE M | | 13639 | 0224 | 03-16-2001 | U | I | 130,000 | 1 | 2023 | 1010 | 539,100 | 2022 | 1010 | 451,600 | | |
| MCSHANE CONSTRUCTION CO INC | | 12997 | 0157 | 05-09-2000 | U | V | 194,000 | 1 | | 1010 | 178,600 | | 1010 | 127,000 | | |
| HOSTETTER, DANIEL C | | 4425 | 0272 | 02-15-1985 | U | V | 750,000 | N | | | | 2021 | 1010 | 12,100 | | |
| | | | | | | Total | | 717,700 | | | Total | 578,600 | | | Total | 511,300 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2013 | 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 |
| 0106 | | | COTUIT |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 551,800 |
| Appraised Xf (B) Value (Bldg) | 46,900 |
| Appraised Ob (B) Value (Bldg) | 6,600 |
| Appraised Land Value (Bldg) | 180,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 786,000 |
| Valuation Method | C |
| Total Appraised Parcel Value | 786,000 |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

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 | 0106 | 1.150 | | 1.0000 | 361,469.9 | 180,700 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| 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 | 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 | 14 | Carpet | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| 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 | 21 | 2 Full-1 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 | 613,082 |
| Year Built | 2001 |
| Effective Year Built | 2006 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 10 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 90 |
| RCNLD | 551,800 |
| 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 | 2008 | | 90 | | 0.00 | 2,300 |
| WDC | Deck composit | L | 273 | 24.00 | 2006 | | 74 | | 0.00 | 5,000 |
| GAR | Attached Gara | B | 484 | 40.00 | 2008 | | 90 | | 0.00 | 16,300 |
| BMT | Basement-Unfi | B | 1,276 | 26.01 | 2008 | | 90 | | 0.00 | 28,300 |
| SHED | Shed | L | 120 | 18.00 | 2005 | | 72 | | 0.00 | 1,600 |
| SOL1 | Solar PV Pane | B | 29 | 860.00 | 2023 | | 0 | | 0.00 | 0 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,276 | 1,276 | 1,276 | 269.37 | 343,714 |
| BMT | Basement Area | 0 | 1,276 | 0 | 0.00 | 0 |
| FHS | Half Story | 438 | 876 | 438 | 134.68 | 117,983 |
| GAR | Attached Garage | 0 | 484 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 562 | 864 | 562 | 175.21 | 151,385 |
| WDK | Wood Deck | 0 | 273 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,276 | 5,049 | 2,276 | | 613,082 |

