

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CELONA, PAUL V & ALYCE R TRS CELONA FAMILY INVESTMENT TRUS 53 FOREST HILLS ROAD COTUIT MA 02635		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	667,400	667,400
			6 Septic			RES LAND	1010	177,000	177,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 6 #DL 2 GIS ID F_943961_2697704			Plan Ref. 443/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 844,400 844,400			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CELONA, PAUL V & ALYCE R TRS	33557	0319	12-09-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	
CELONA, ALYCE R & PAUL V	33323	0045	10-02-2020	U	I	1	1F	2023	1010	568,500	2022	1010	491,400	
CELONA, ALYCE R & PAUL V TRS	26930	0214	12-10-2012	U	I	1	1F		1010	174,900		1010	124,400	
CELONA, PAUL V & ALYCE R	25543	0330	07-01-2011	U	I	424,000	1							
KASHUBA, DOROTHY M	14731	0036	01-23-2002	U	I	0	1A							
Total								743,400	Total		615,800	Total		528,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	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)	578,200
Appraised Xf (B) Value (Bldg)	84,500
Appraised Ob (B) Value (Bldg)	4,700
Appraised Land Value (Bldg)	177,000
Special Land Value	0
Total Appraised Parcel Value	844,400
Valuation Method	C
Total Appraised Parcel Value	844,400

NOTES							

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201200325	01-24-2012	RE	Remodel	16,000	04-24-2012	100	06-30-2012	FM WDK TO SCREEN PRCH	11-03-2022	SR	01		03	Cycl Insp Comp
201105173	09-22-2011	HA	HVAC	5,000	12-09-2011	100	06-30-2012	1 ZONE GAS HEAT & HVAC F	05-28-2020	DM			FR	Field Review
201104868	09-16-2011	FB	Finish Basemen	25,000	12-09-2011	100	06-30-2012	FAMRM, OFFICE, EXERCISE	07-15-2014	TW	03		16	In Office Review
35445	12-16-1998	DW	Dwelling	190,000	01-01-2000	100	01-01-2000	3BD 2BTH RANCH W 2CAR A	01-23-2013	RB	03		03	Cycl Insp Comp
									05-24-2012	RB	03		16	In Office Review
									05-14-2012	TP	03		16	In Office Review
									12-20-2011	RB	03		16	In Office Review

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	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0106	1.150		1.0000	442,411.8	177,000
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			177,000	

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	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					
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
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		649,660
			Year Built		1999
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		578,200
			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
FOPC	Open Prch-roo	B	84	55.00	2007		89		0.00	3,700
GAR	Attached Gara	B	484	40.00	2007		89		0.00	16,100
BMT	Basement-Unfi	B	2,142	26.01	2007		89		0.00	42,100
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200
BFA	Bsmt Fin-Avg	B	600	17.36	2007		89		0.00	9,300
FEP	Enclosed porc	B	200	70.00	2007		89		0.00	11,100
PAT2	Patio-Good	L	360	9.94			100		0.00	3,500
SHED	Shed	L	120	18.00	1997		56		0.00	1,200

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	293.96	635,550
BMT	Basement Area	0	2,142	0	0.00	0
FEP	Enclosed Porch	0	200	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	360	0	0.00	0
UAT	Attic, Unfinished	0	484	48	29.15	14,110
Ttl Gross Liv / Lease Area		2,162	5,916	2,210		649,660

