

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KING, LINDA A & JOHN B TRS KING TRUST 140 FOREST HILLS ROAD  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	657,000	657,000
			6 Septic			RES LAND	1010	172,500	172,500
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 17 #DL 2 GIS ID F_943977_2698340				Plan Ref. 443/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 829,500 829,500			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WARD, MATTHEW C & KRISTIN M TRS		35962 163	08-29-2023	Q	I	999,999	00	Year	Code	Assessed	Year	Code	Assessed
KING, LINDA A & JOHN B TRS		29430 0061	02-02-2016	U	I	1	1F	2023	1010	597,500	2022	1010	502,000
KING, JOHN B & LINDA A		14160 0286	08-22-2001	U	V	150,000	1		1010	170,400	2021	1010	121,200
MC SHANE CONSTRUCTION CO		12181 0134	04-06-1999	U	V	210,000	1					1010	5,600
HOSTETTER, DANIEL C		4425 0272	02-15-1985	U	V	750,000	1	Total		767,900	Total		623,200
								Total			Total		549,800

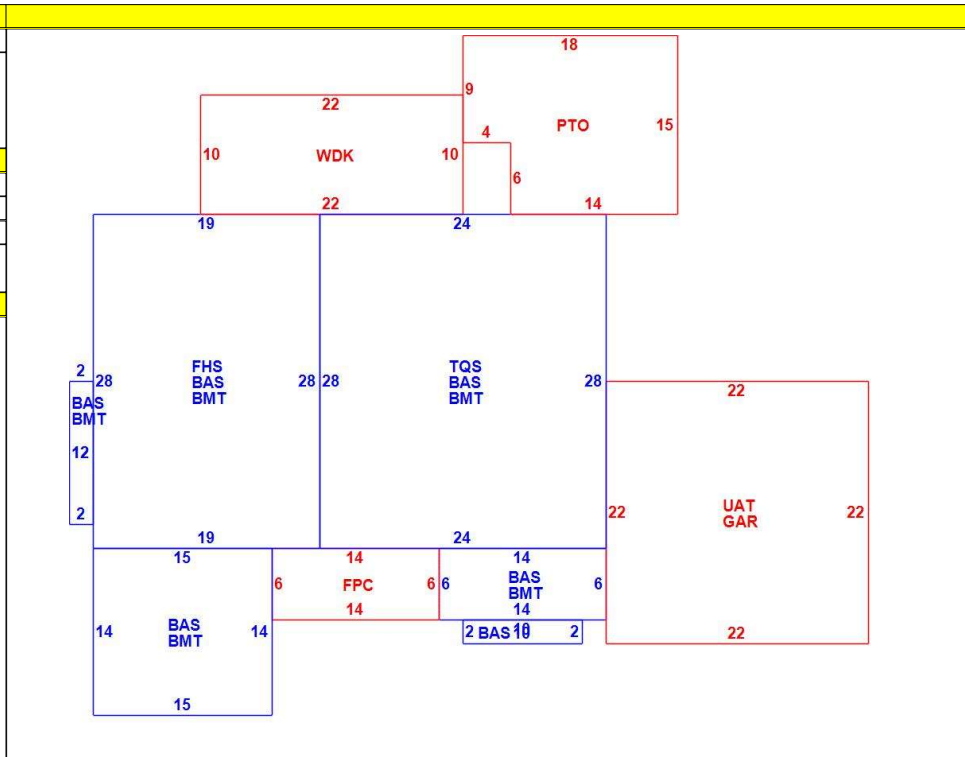
EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00	This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			COTUIT				
<b>NOTES</b>				Appraised Bldg. Value (Card)	579,700		
				Appraised Xf (B) Value (Bldg)	66,900		
				Appraised Ob (B) Value (Bldg)	10,400		
				Appraised Land Value (Bldg)	172,500		
				Special Land Value	0		
				Total Appraised Parcel Value	829,500		
				Valuation Method	C		
				Total Appraised Parcel Value	829,500		

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-22-1	07-18-2022	835	Sid/Wind/Roof/	18,731		100		Strip and re-roof single family	11-03-2022	SR	02		03	Cycl Insp Comp	
18-834	03-29-2018	880	Alt-Int work-Res	36,000	06-29-2018	100	06-30-2019	Complete renovation of first flo	05-28-2020	DM			FR	Field Review	
82091	02-08-2005	OB	Out Building		08-25-2005	100	01-01-2006	SHED 10X12	06-30-2019	TR	03		02	Bldg Permit Completed	
52460	03-30-2001	DW	Dwelling	250,945	01-04-2002	100	01-01-2002	NW DW	01-24-2013	RB	03		03	Cycl Insp Comp	
									08-25-2005	MF	02		12	Outbuilding Insp Only	
									04-12-2005	PT	02		01	Meas/Est	
									01-04-2002	MF	01		00	Meas/Listed-Interior Acces	

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	0.280 AC	176,344.00	3.03702	1.0000	5	1.00	0106	1.150		1.0000	615,899.0	172,500	
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value					172,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		616,753
			Year Built		2001
			Effective Year Built		2011
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		6
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		94
			RCNLD		579,700
			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	2013		94		0.00	2,400
BFA	Bsmt Fin-Avg	B	600	17.36	2013		94		0.00	9,800
WDC	Deck comp w	L	220	28.00	2022		100		0.00	7,000
FOPC	Open Prch-roo	B	84	55.00	2013		94		0.00	3,900
GAR	Attached Gara	B	484	40.00	2013		94		0.00	17,100
BMT	Basement-Unfi	B	1,522	26.01	2013		94		0.00	33,700
PAT2	Patio-Good	L	246	9.94	2006		87		0.00	2,200
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	1,542	1,542	1,542	268.97	414,755
BMT	Basement Area	0	1,522	0	0.00	0
FHS	Half Story	266	532	266	134.49	71,547
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	246	0	0.00	0
TQS	Three Quarter Story	437	672	437	174.91	117,541
UAT	Attic, Unfinished	0	484	48	26.67	12,911
WDK	Wood Deck	0	220	0	0.00	0
Ttl Gross Liv / Lease Area		2,245	5,786	2,293		616,754

