

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BACCARI, LOUIS J JR & CATHERINE 107 ABBEY GATE COTUIT MA 02635		1 Level	2 Public Water	3 Unpaved	1 Marginal View	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	165,700	165,700
			6 Septic			RES LAND	1040	440,100	440,100
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 92/135						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 12			PP STATU						
#DL 2									
GIS ID F_974674_2694808			Assoc Pid#						
						Total		605,800	605,800

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BACCARI, LOUIS J JR & CATHERINE H		10809 0338	06-19-1997	Q	I	116,000	00	Year	Code	Assessed	Year	Code	Assessed			
PISACANO, CHARLES		9567 0253	02-24-1995	Q	I	100,000	U	2023	1040	156,000	2022	1040	180,400			
HEACOX, GEORGE W		4388 0087	01-17-1985	Q	I	94,000	U		1040	309,800		1040	262,900			
BUSSIERE, WILLIAM R & BARBARA J		3711 0212	04-08-1983	Q	I	59,000	U									
MACFARLANE, DENNIS & LESLIE JANE		3118 0110	07-01-1980	Q	I	45,000	U									
								Total		465,800	Total		443,300	Total		392,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total				0.00	

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	154,800
Appraised Xf (B) Value (Bldg)	8,400
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	440,100
Special Land Value	0
Total Appraised Parcel Value	605,800
Valuation Method	C
Total Appraised Parcel Value	605,800

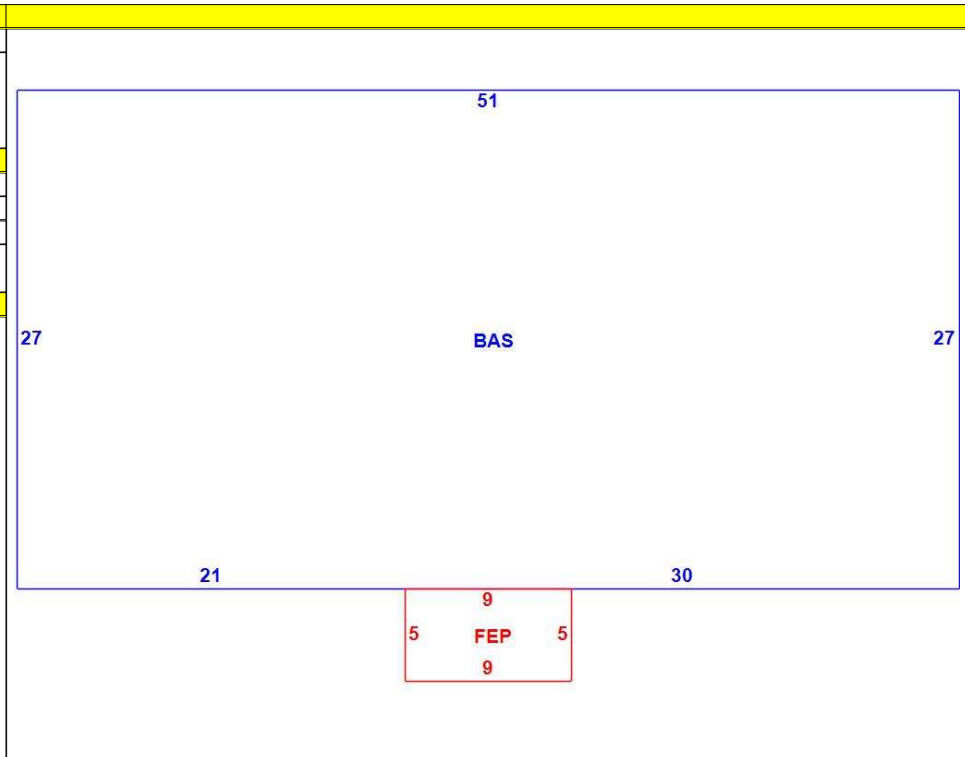
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-8	06-27-2023	835	Sid/Wind/Roof/	12,729		100		weatherization, air sealing and	02-27-2023	SR	02		03	Cycl Insp Comp
SHED-22-8	07-14-2022	863	Shed Registrati	0	06-30-2023	100	06-30-2023		09-26-2022	SR	01		02	Bldg Permit Completed
BLDR-21-13	11-03-2021	880	Alt-Int work-Res	14,000	06-30-2023	100	06-30-2023	INSTALL TWO NEW 2 FT X 2	02-03-2021	CK	22		22	Change of Address
									05-18-2020	WD			FR	Field Review
									02-13-2018	SR	02		03	Cycl Insp Comp
									09-14-2015	AL	03		16	In Office Review
									12-01-2009	PT	02		14	Cyclical Inspection

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	1040	Two Family	CBD	3	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0110	3.100			1.0000	2,316,472	440,100
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value				440,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 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	221,146
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	154,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1983		70		0.00	3,500
FPO	Ext FP Openin	B	1	2000.00	1983		70		0.00	1,400
FEP	Enclosed porc	B	45	70.00	1983		70		0.00	3,500
SHED	Shed	L	140	18.00	2022		100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,377	1,377	1,377	160.60	221,146
FEP	Enclosed Porch	0	45	0	0.00	0
Ttl Gross Liv / Lease Area		1,377	1,422	1,377		221,146

