

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RODDAY, PENELOPE P TR COTUIT REALTY TRUST NO 1 6 SOUTH MEADOW RIDGE CONCORD MA 01742			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
				4 Gas			RESIDENTL	1010	538,400	538,400	
				6 Septic			RES LAND	1010	841,000	841,000	
SUPPLEMENTAL DATA							Total				
Alt Prcl ID			Split Zonin			Plan Ref.	154/147				
BID Parcel			ResExpt Q NQ NR:			Land Ct#					
#DL 1			#DL 2			#SR					
GIS ID			F_946533_2685271			Life Estate					
						PP STATU					
						Assoc Pid#					

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RODDAY, PENELOPE P TR			23884	0001	07-13-2009	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RODDAY, PENELOPE P			21855	0305	03-16-2007	Q	I	718,000	00	2023	1010	452,300	2022	1010	368,100	2021	1010	341,300
GOWDY, PAULAA			11773	0036	10-20-1998	U	I	1	1A		1010	695,000		1010	453,000		1010	411,900
GOWDY, GARY W & PAULAA			5726	0341	05-18-1987	Q	I	210,000	00								1010	5,200
TWITCHELL, THOMAS H			5726	0336	05-18-1987	U	I	1	1A	Total			Total			Total		
										1,147,300			821,100			758,400		

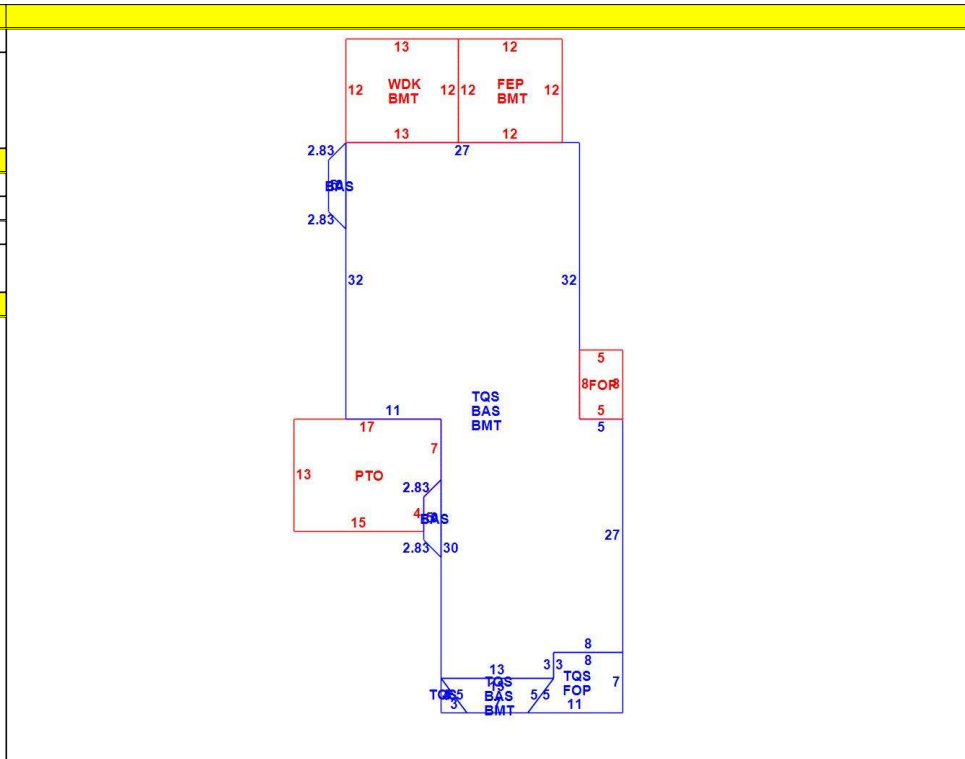
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B	Tracing	Batch													
0112			COTUIT		Appraised Bldg. Value (Card)												484,400
					Appraised Xf (B) Value (Bldg)												45,800
					Appraised Ob (B) Value (Bldg)												8,200
					Appraised Land Value (Bldg)												841,000
					Special Land Value												0
					Total Appraised Parcel Value												1,379,400
					Valuation Method												C
					Total Appraised Parcel Value												1,379,400

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
200804332	09-08-2008	RW	Repair Work	2,000	11-20-2008	100	06-30-2009	MUNIS HAS EXPIRED-100%	01-04-2022	SR	02		03	Cycl Insp Comp
200706066	09-06-2007	AD	Addition	295,000	03-03-2008	100	06-30-2008	RENO/ADDN	06-09-2020	WD			FR	Field Review
14702	04-24-1996	DE	Demolish	2,500	08-27-1997	100	01-01-1997	3car gar	05-01-2018	JL	03		16	In Office Review
B18454	06-01-1976	AD	Addition	0	01-15-1977	100	06-30-1977	CO ADD'N	07-20-2015	TP	03		16	In Office Review
									03-26-2013	RB	03		03	Cycl Insp Comp
									05-19-2009	TP	03		02	Bldg Permit Completed
									01-13-2009	MA	22		22	Change of Address

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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0112	5.500		1.0000	2,272,880	841,000
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			841,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		663,621
			Year Built		1909
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		484,400
			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
BGR2	2 Stall Bmt Ga	B	1	3244.00	1984		73		0.00	2,400
WDC	Wood Decking	L	156	20.00	1986		34		0.00	1,400
FOP	Open Porch-ro	B	102	55.00	1984		73		0.00	4,100
BMT	Basement-Unfi	B	1,810	26.01	1984		73		0.00	30,000
PATF	Flagstone Pav	L	211	30.00	1986		67		0.00	4,600
SHED	Shed	L	120	18.00	2019		100		0.00	2,200
FEP	Enclosed porc	B	144	70.00	1984		73		0.00	7,500
FPLG	Gas Fireplace-	B	1	2500.00	1984		73		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	258.62	398,276
BMT	Basement Area	0	1,810	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
FOP	Open Porch	0	102	0	0.00	0
PTO	Patio	0	211	0	0.00	0
TQS	Three Quarter Story	1,026	1,578	1,026	168.15	265,345
WDK	Wood Deck	0	156	0	0.00	0
Ttl Gross Liv / Lease Area		2,566	5,541	2,566		663,621

