

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SANTOS, MICHAELA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
4830 FALMOUTH RD		SUPPLEMENTAL DATA				RESIDNTL	1010	1,175,000	1,175,000	
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOTS 21 & 22 #DL 2 GIS ID F_941595_2694189				RES LAND	1010	171,700	171,700	
						Total		1,346,700	1,346,700	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SANTOS, MICHAELA		C165992	0	07-22-2002	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANTOS, MICHAELA & RUTH R		C144047	0	04-04-1997	U	I	1	1A	2023	1010	1,036,900	2022	1010	872,600	2021	1010	735,700
BELLIS, RUTH R		C141179	0	06-15-1996	U	V	32,500	1		1010	166,000		1010	126,500		1010	119,900
REAL/PROPERTY SERVICES INC		C124933	0	11-15-1991	U	V	1	1								1010	9,400
PINEVIEW ESTATES, INC		C121524	0	09-15-1990	U	V	669,000	1	Total		1,202,900	Total		999,100	Total		865,000

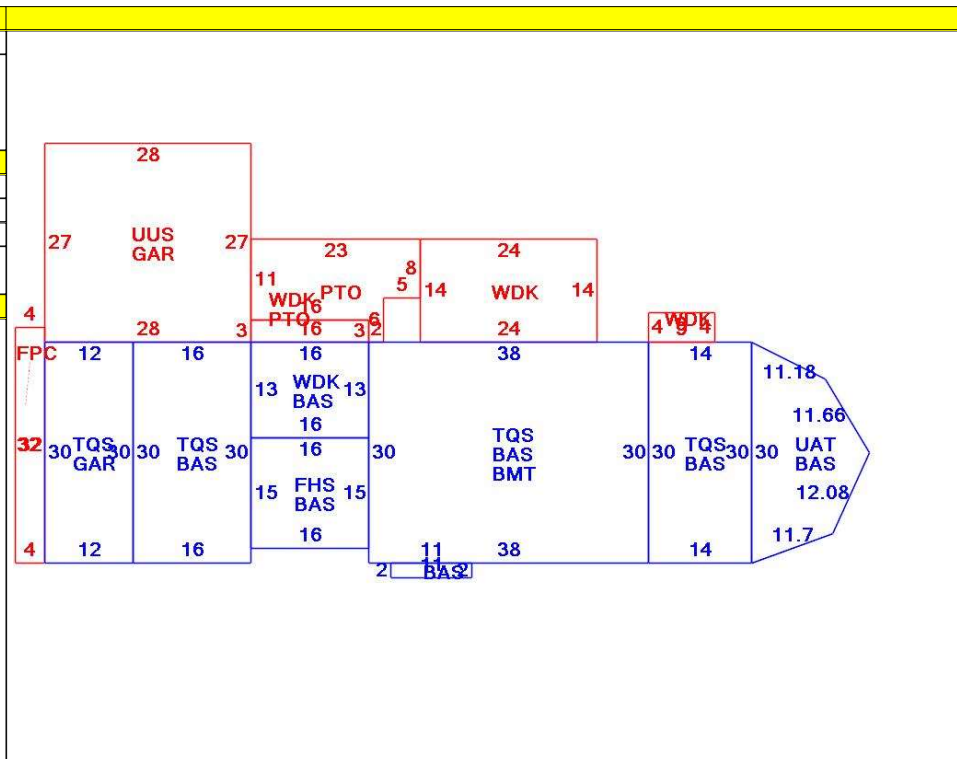
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing	Batch				
0104					COTUIT				
NOTES									
Appraised Bldg. Value (Card)							1,091,800		
Appraised Xf (B) Value (Bldg)							73,800		
Appraised Ob (B) Value (Bldg)							9,400		
Appraised Land Value (Bldg)							171,700		
Special Land Value							0		
Total Appraised Parcel Value							1,346,700		
Valuation Method							C		
Total Appraised Parcel Value							1,346,700		

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
17-4208	09-03-2019	882	Det Gar - Res	20,000	06-30-2020	100	06-30-2020	Underground storage / shelter	05-26-2020	DM			FR	Field Review
78778	08-24-2004	AD	Addition	64,512	10-25-2006	100	06-30-2007	2-C GAR-2ND FLR UNFIN, IN	02-25-2020	SR	02		03	Cycl Insp Comp
48210	08-23-2000	AD	Addition	103,500	01-09-2001	100	01-01-2001	3 SEASON RM 1ST FLR, MD	09-06-2013	RB	03		03	Cycl Insp Comp
23917	06-18-1997	AD	Addition	12,500	06-08-2000	100	01-01-2000	DET 2-CAR W/OFFICE OVER	08-15-2012	RB	03		16	In Office Review
									12-09-2008	JR	03		16	In Office Review
									05-23-2007	JG	03		52	New Construction
									10-25-2006	MF	02		02	Bldg Permit Completed

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0104	0.900		1.0000	158,709.6	158,700
1	1010	Single Fam M-0	RF	2	1.010	AC 14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	12,825	13,000
Total Card Land Units					2.01	AC	Parcel Total Land Area					2.01	Total Land Value			171,700

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
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	05	5 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 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		1,186,787
			Year Built		1996
			Effective Year Built		2009
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		8
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		92
			RCNLD		1,091,800
			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
FPL2	Fireplace 1.5 s	B	2	6000.00	2011		92		0.00	11,000
WDC	Wood Decking	L	628	20.00	2003		68		0.00	7,900
PAT1	Patio- Average	L	292	5.89	2003		84		0.00	1,500
GAR	Attached Gara	B	1,116	40.00	2011		92		0.00	31,200
BMT	Basement-Unfi	B	1,140	26.01	2011		92		0.00	26,600
FOPC	Open Prch-roo	B	128	55.00	2011		92		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,836	2,836	2,836	228.58	648,253
BMT	Basement Area	0	1,140	0	0.00	0
FHS	Half Story	120	240	120	114.29	27,430
FPC	Open Porch Conc. Floor	0	128	0	0.00	0
GAR	Attached Garage	0	1,116	0	0.00	0
PTO	Patio	0	292	0	0.00	0
TQS	Three Quarter Story	1,560	2,400	1,560	148.58	356,585
UAT	Attic, Unfinished	0	326	33	23.14	7,543
UUS	Upper Story, Unfinished	0	756	643	194.41	146,977
WDK	Wood Deck	0	628	0	0.00	0
Ttl Gross Liv / Lease Area		4,516	9,862	5,192		1,186,788

