

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PISANI, ANTHONY M & EMILIA E		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
PISANI, GIANCARLO			4 Gas			RESIDNTL	1010	284,000	284,000	
28 HIGH STREET			6 Septic			RES LAND	1010	345,700	345,700	
SUPPLEMENTAL DATA										
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946927_2687795			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		629,700
								629,700		629,700

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PISANI, ANTHONY M & EMILIA E		35516 251	12-01-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PISANI, ANTHONY M & EMILIA E		25194 0022	01-20-2011	U	I	1	1A	2023	1010	255,800	2022	1010	215,400
PISANI, ANTHONY M		6298 0074	06-15-1988	U	I	160,000	O		1010	321,500		1010	222,200
MEDEIROS, MICHAEL TODD		5718 0281	05-15-1987	Q	I	120,000	U					1010	1,800
GUEST, FRANCES		4487 0211	04-15-1985	U	I	1	A	Total		577,300	Total		437,600
								Total		430,200	Total		430,200

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
0109			COTUIT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	250,300
Appraised Xf (B) Value (Bldg)	31,900
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	345,700
Special Land Value	0
Total Appraised Parcel Value	629,700
Valuation Method	C
Total Appraised Parcel Value	629,700

NOTES									

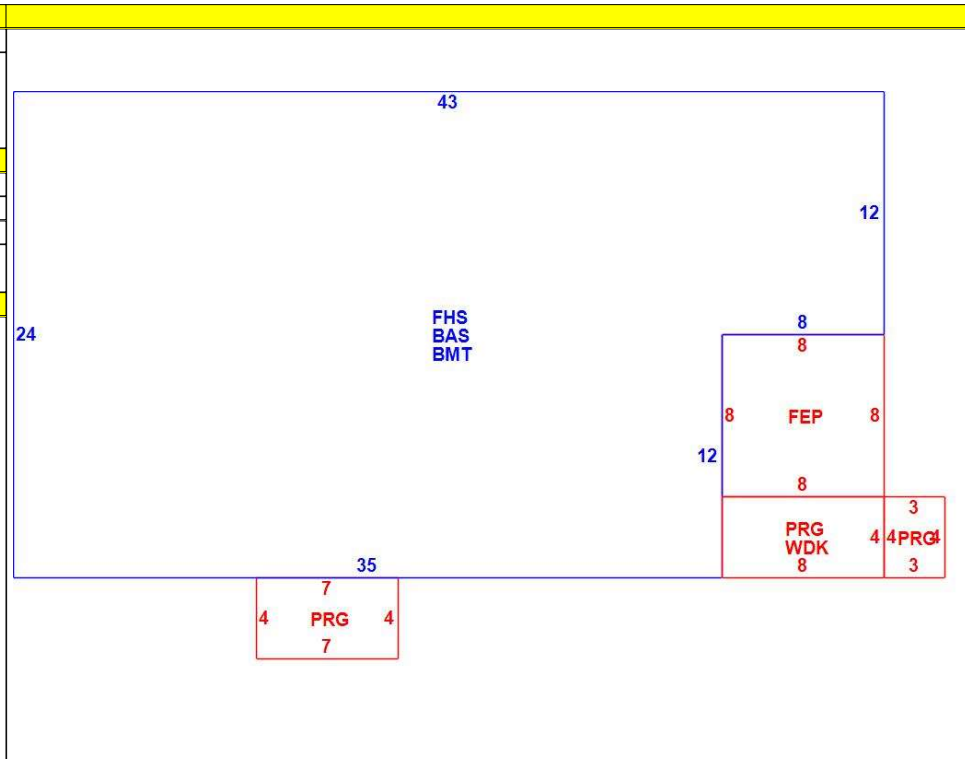
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-7	05-16-2022	835	Sid/Wind/Roof/	40,000		100		Re-roof, re-side and replace wi		12-17-2021	SR	02		03	Cycl Insp Comp
BLDR-21-62	05-12-2021	804	Addn Alt-Res	20,000		100		foundation repair		06-09-2020	WD			FR	Field Review
10785	10-01-1995	NR	New Roof	5,000	01-15-1996	100	12-31-1996	CO ROOF		02-20-2014	SR	02		03	Cycl Insp Comp
B32071	07-01-1988	AD	Addition	1,500	01-15-1990	100	12-31-1990	CO DORMER		01-29-2014	JR	03		16	In Office Review
										07-10-2013	RB	03		03	Cycl Insp Comp
										02-04-2011	DR	22		22	Change of Address
										06-13-2005	PT	02		01	Meas/Est

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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0109	2.200		1.0000	691,497.7	345,700
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			345,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 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	357,501
Year Built	1951
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	250,300
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	1	6000.00	1983		70		0.00	4,200
BFA	Bsmt Fin-Avg	B	450	17.36	1983		70		0.00	5,500
WDC	Wood Deck w/	L	32	18.00	1996		54		0.00	1,100
FEP	Enclosed porc	B	64	70.00	1983		70		0.00	4,400
BMT	Basement-Unfi	B	936	26.01	1983		70		0.00	17,800
PRG1	Pergola-Avg	L	72	18.00	1996		54	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	254.63	238,334
BMT	Basement Area	0	936	0	0.00	0
FEP	Enclosed Porch	0	64	0	0.00	0
FHS	Half Story	468	936	468	127.32	119,167
PRG	Pergola	0	72	0	0.00	0
WDK	Wood Deck	0	32	0	0.00	0
Ttl Gross Liv / Lease Area		1,404	2,976	1,404		357,501

