

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
LEARDI, ANGELA T 4810 FALMOUTH ROAD COTUIT MA 02635		3	Below Street	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	495,800	495,800
		6	Septic							RES LAND	1010	159,500	159,500
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 23 #DL 2 GIS ID F_941735_2694320					Plan Ref. Land Ct# 34636-C #SR Life Estate PP STATU Assoc Pid#					Total		655,300	655,300

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LEARDI, ANGELA T		C229214	0	02-23-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
LEARDI, ANGELA T		C226155	0	05-05-2021	Q	I	599,000	00	2023	1010	440,600	2022	1010	375,300
WITHERS, ROGER D & BOBO, KATHLEE		C182024	0	01-03-2007	Q	I	345,000	00		1010	153,100		1010	113,600
ROSSI, MELISSA A & JASON S		C167368	0	11-22-2002	U	I	100	1A					1010	11,000
JUNTUNEN, MELISSA A		C149103	0	06-26-1998	Q	I	130,000	00	Total		593,700	Total		488,900
									Total		431,600	Total		431,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	5C	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)	436,000
								Appraised Xf (B) Value (Bldg)	47,900
								Appraised Ob (B) Value (Bldg)	11,900
								Appraised Land Value (Bldg)	159,500
								Special Land Value	0
								Total Appraised Parcel Value	655,300
								Valuation Method	C
								Total Appraised Parcel Value	655,300

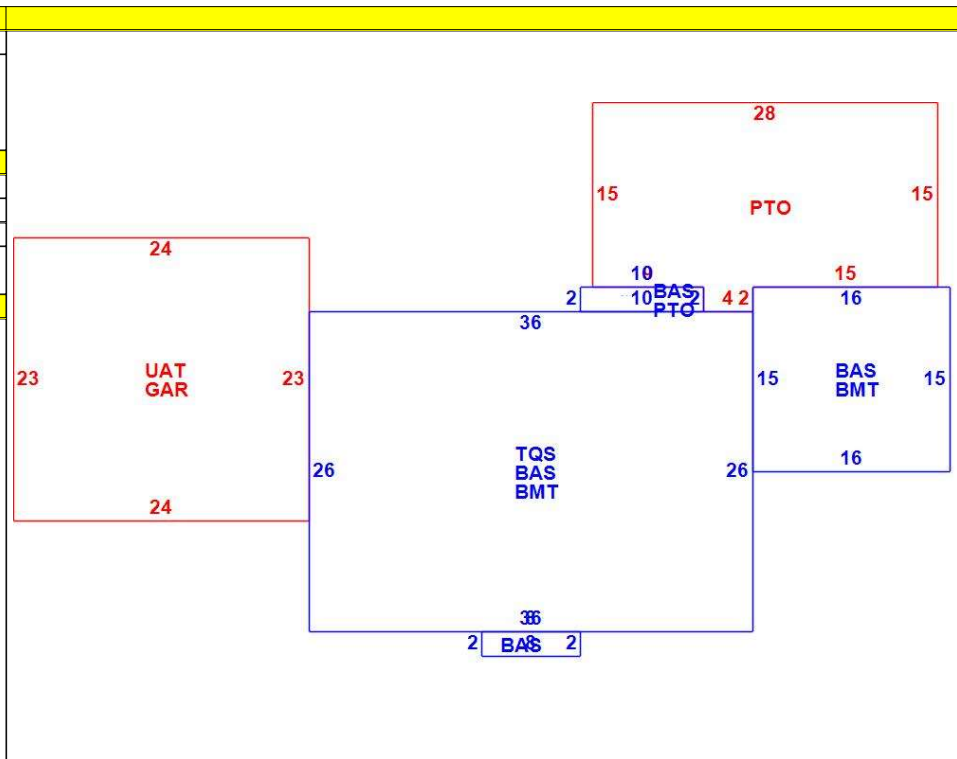
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201200485	01-30-2012	IN	Insulation	1,200	06-30-2012	100	06-30-2012	AIR SEAL-INSULATE	12-20-2022	JO			16	In Office Review
50526	12-12-2000	AD	Addition	27,360	09-28-2001	100	01-01-2002	15 X 15	08-06-2021	CK	02		03	Cycl Insp Comp
49941	11-13-2000	AD	Addition	13,800	01-09-2001	100	01-01-2001	23 X 24 2-CAR GARAGE	05-26-2020	DM			FR	Field Review
16407	07-09-1996	DW	Dwelling	78,980	01-15-1997	100	12-31-1997		07-28-2014	JR	03		16	In Office Review
									09-06-2013	RB	03		03	Cycl Insp Comp

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	0.060	AC 14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	12,825	800
Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value			159,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		495,413
Year Built		1996
Effective Year Built		2004
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		436,000
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	2	2500.00	2006		88		0.00	4,400
PATF	Flagstone Pav	L	448	30.00	2003		84		0.00	11,000
GAR	Attached Gara	B	552	40.00	2006		88		0.00	17,500
BMT	Basement-Unfi	B	1,176	26.01	2006		88		0.00	26,000
SHED	Shed	L	96	18.00	1996		54		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,212	1,212	1,212	264.22	320,235
BMT	Basement Area	0	1,176	0	0.00	0
GAR	Attached Garage	0	552	0	0.00	0
PTO	Patio	0	448	0	0.00	0
TQS	Three Quarter Story	608	936	608	171.63	160,646
UAT	Attic, Unfinished	0	552	55	26.33	14,532
Ttl Gross Liv / Lease Area		1,820	4,876	1,875		495,413

