

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DUTRA, GEORGE F & CATHY P								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
4790 FALMOUTH RD								RESIDNTL	1010	368,100	368,100	
COTUIT MA 02635								RES LAND	1010	158,700	158,700	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 27 #DL 2 GIS ID F_941876_2694376				Plan Ref. Land Ct# 34636-D #SR Life Estate PP STATU Assoc Pid#				Total		526,800	526,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUTRA, GEORGE F & CATHY P	C145270	0	07-25-1997	Q	I	129,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSSI, JASON S	C129576	0	03-15-1993	U	V	40,000	N	2023	1010	325,100	2022	1010	274,100	2021	1010	230,600
REAL/PROPERTY SERVICES INC	C124933	0	11-15-1991	U	V	1	N		1010	152,300		1010	112,800		1010	106,900
PINEVIEW ESTATES, INC	C121524	0	09-15-1990	U	V	669,000	N	Total		477,400	Total		386,900	Total		341,600
SOUTH CAPE INC	C103888	0	10-25-1985	U		0		Total		477,400	Total		386,900	Total		341,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
2024	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) 339,500 Appraised Xf (B) Value (Bldg) 24,500 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 158,700 Special Land Value 0 Total Appraised Parcel Value 526,800 Valuation Method C Total Appraised Parcel Value 526,800																	

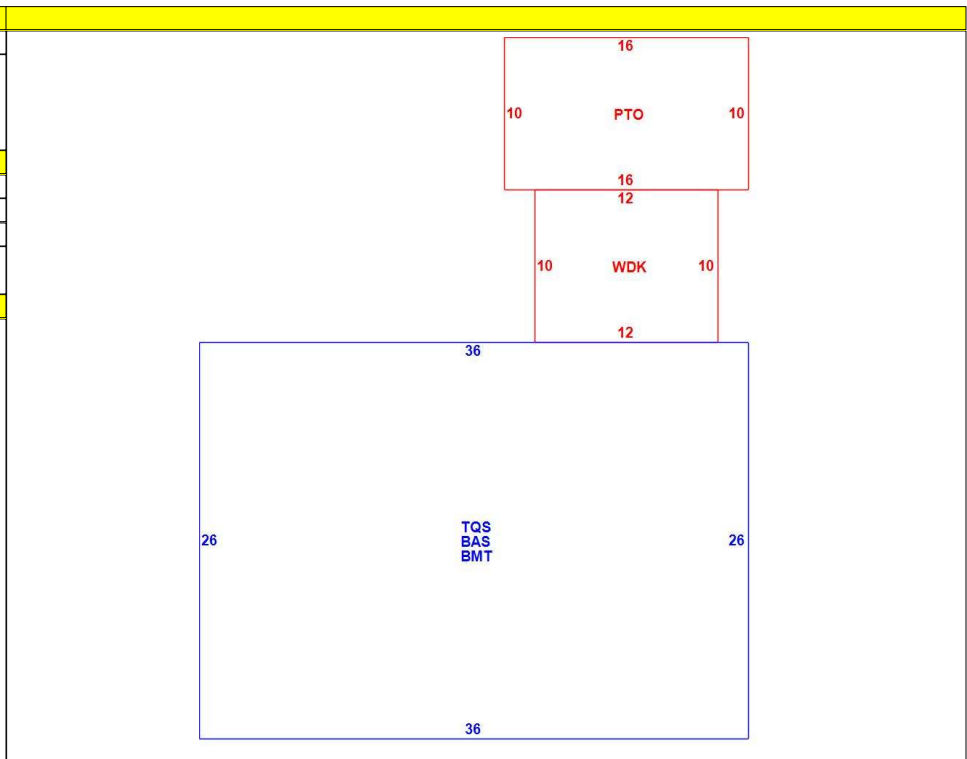
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
16406	07-09-1998	DW	Dwelling	78,980	12-15-1997	100	01-01-1998		09-20-2023	EG	03		16	In Office Review	
									08-06-2021	CK	01		03	Cycl Insp Comp	
									05-26-2020	DM			FR	Field 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
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value				158,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	385,753
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	339,500
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	1	2500.00	2006		88		0.00	2,200
WDC	Wood Decking	L	120	20.00	2003		68		0.00	2,600
BMT	Basement-Unfi	B	936	26.01	2006		88		0.00	22,300
PAT2	Patio-Good	L	160	9.94	2003		84		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	249.84	233,850
BMT	Basement Area	0	936	0	0.00	0
PTO	Patio	0	160	0	0.00	0
TQS	Three Quarter Story	608	936	608	162.29	151,903
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,544	3,088	1,544		385,753

