

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
JOHANSON, FREDERICK C & SHAR  93 MAIN STREET  COTUIT MA 02635				1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed		
						2	Public Water					RESIDNTL	1090	561,400	561,400		
						6	Septic					RES LAND	1090	203,500	203,500		
<b>SUPPLEMENTAL DATA</b>																	
Alt Prcl ID				Split Zonin				Plan Ref. 495/57									
BID Parcel				ResExpt Q YES:				Land Ct#									
#DL 1 LOT 7				#DL 2				Life Estate FREDERICK & S									
GIS ID F_943170_2693859				Assoc Pid#													
												Total		764,900		764,900	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
JOHANSON, FREDERICK C & SHARON				30296	0163	02-13-2017	U	I			1	1F			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHANSON, FREDERICK C & SHARON				11821	0220	11-06-1998	Q	I			195,000	00	2023	1090	509,700	2022	1090	417,600	2021	1090	342,600		
KENNY, KATHRYN ESTATE OF				11821	0219	11-06-1998					0			1090	201,100		1090	143,200		1090	143,200		
KENNY, SUSAN F R				P0426-E1	0	04-15-1990	U	I			1	A								1090	26,300		
												Total		710,800		Total		560,800		Total		512,100	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

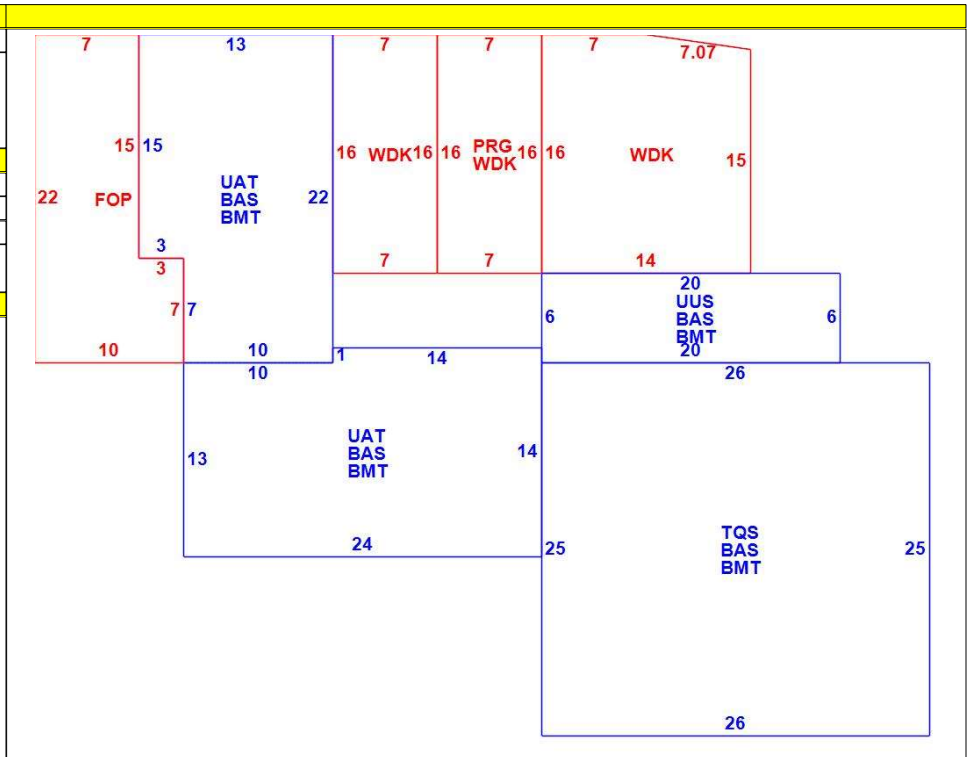
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	473,800
Appraised Xf (B) Value (Bldg)	60,100
Appraised Ob (B) Value (Bldg)	27,500
Appraised Land Value (Bldg)	203,500
Special Land Value	0
Total Appraised Parcel Value	764,900
Valuation Method	C
Total Appraised Parcel Value	764,900

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-21-11	07-16-2021	835	Sid/Wind/Roof/	2	06-30-2022	100	06-30-2022	Strip and re roof one section of		07-18-2023	EG	03		16	In Office Review
200701154	02-28-2007	OT	Other	0	06-30-2013	100	06-30-2013	GAS GENERATOR & TESTS -		05-26-2020	DM			FR	Field Review
87679	10-18-2005	CO	CO ISSUED	0	12-31-2005	100	12-31-2005	C/O ISSUED		10-10-2013	RB	03		03	Cycl Insp Comp
83190	04-06-2005	WD	Wood Deck	8,000	02-16-2006	100	01-01-2006	16X30 DECK		09-19-2012	NF	03		16	In Office Review
82935	03-24-2005	OT	Other	0	12-31-2005	100	12-31-2005	TEMP C/O		10-17-2011	NF	03		16	In Office Review
77588	05-28-2004	RA	Remodel-Additi	250,000	02-16-2006	100	01-01-2006	ADD NEW 741SF RENO WH		10-03-2011	MK	02		52	New Construction
76430	05-06-2004	AD	Addition	35,000	03-16-2005	100	01-01-2005	LIFT HSE, INSTALL NEW FN		10-29-2008	NF	03		16	In Office Review

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	1090	Multi Hses M-01	RF	2	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150				1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.04	Total Land Value					202,800	

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	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		510,100
			Year Built		1838
			Effective Year Built		1989
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		392,800
			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	1	6000.00	1989		77		0.00	4,600
BRN3	Barn w loft	L	440	39.66	1970		51	00	1.00	8,900
BFA1	Bsmt Fin-Goo	B	858	32.56	1989		77		0.00	21,500
WDC	Wood Deck w/	L	444	18.00	2001		64		0.00	4,900
FOP	Open Porch-ro	B	175	55.00	1989		77		0.00	6,300
BMT	Basement-Unfi	B	1,361	26.01	1989		77		0.00	25,400
PRG1	Pergola-Avg	L	112	18.00	2005		72	C	1.00	1,500
BRN1	Barn - 1 Story	L	200	29.38	1970		51	C	1.00	3,000
GEN	Emergency Ge	L	1	5550.00	2007		76		0.00	4,200
FOPG	Open Prch-rf-c	L	120	49.37	1986		67	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,361	1,361	1,361	262.26	356,939
BMT	Basement Area	0	1,361	0	0.00	0
FOP	Open Porch	0	175	0	0.00	0
PRG	Pergola	0	112	0	0.00	0
TQS	Three Quarter Story	423	650	423	170.67	110,937
UAT	Attic, Unfinished	0	591	59	26.18	15,473
UUS	Upper Story, Unfinished	0	120	102	222.92	26,751
WDK	Wood Deck	0	445	0	0.00	0
Ttl Gross Liv / Lease Area		1,784	4,815	1,945		510,100



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA					
JOHANSON, FREDERICK C & SHAR  93 MAIN STREET  COTUIT MA 02635		1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed			VISION			
				2	Public Water					RESIDNTL	1090	561,400	561,400						
				6	Septic					RES LAND	1090	203,500	203,500						
<b>SUPPLEMENTAL DATA</b>																			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 7 #DL 2 GIS ID F_943170_2693859				Plan Ref. 495/57 Land Ct# #SR Life Estate FREDERICK & S PP STATU Assoc Pid#				Total		764,900	764,900						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
											Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1090	509,700	2022	1090	417,600	2021	1090	342,600
												1090	201,100		1090	143,200		1090	143,200
											Total		710,800	Total		560,800	Total		512,100
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																			
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name			B		Tracing			Batch		Appraised Bldg. Value (Card)					473,800		
0106										COTUIT		Appraised Xf (B) Value (Bldg)					60,100		
												Appraised Ob (B) Value (Bldg)					27,500		
												Appraised Land Value (Bldg)					203,500		
												Special Land Value					0		
												Total Appraised Parcel Value					764,900		
												Valuation Method					C		
												Total Appraised Parcel Value					764,900		
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					
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			
Total Card Land Units					Parcel Total Land Area					Total Land Value									



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHANSON, FREDERICK C & SHAR  93 MAIN STREET  COTUIT MA 02635				1 Level	4 Gas	1 Paved		Description RESIDNTL RES LAND	Code 1090 1090	Assessed 561,400 203,500	Assessed 561,400 203,500	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
					2 Public Water							
					6 Septic							
SUPPLEMENTAL DATA								Total		764,900	764,900	
Alt Prcl ID				Plan Ref. 495/57								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate FREDERICK & S								
#DL 1 LOT 7				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_943170_2693859												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JOHANSON, FREDERICK C & SHARON	30296	0163	02-13-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
JOHANSON, FREDERICK C & SHARON	11821	0220	11-06-1998	Q	I	195,000	00	2023	1090	509,700	2022	1090	417,600	2021	1090	342,600	
KENNY, KATHRYN ESTATE OF	11821	0219	11-06-1998			0			1090	201,100		1090	143,200		1090	143,200	
KENNY, SUSAN F R	P0426-E1	0	04-15-1990	U	I	1	A								1090	26,300	
Total								710,800		Total		560,800		Total		512,100	

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			
0106			COTUIT				

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						473,800
										Appraised Xf (B) Value (Bldg)						60,100
										Appraised Ob (B) Value (Bldg)						27,500
										Appraised Land Value (Bldg)						203,500
										Special Land Value						0
										Total Appraised Parcel Value						764,900
										Valuation Method						C
										Total Appraised Parcel Value						764,900

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
										08-06-2021	CK	01		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	
2	1090	Multi Hses M-01	RF	2	0.040 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	700	
Total Card Land Units					0.04	AC	Parcel Total Land Area					1.04	Total Land Value				700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	08	Wood on Sheath			
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	22	Wide Pine			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	110,977
Year Built	1900
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	81,000
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
FOP	Open Porch-ro	B	44	55.00	1984		73		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	408	408	408	212.60	86,741
FHS	Half Story	104	208	104	106.30	22,110
FOP	Open Porch	0	44	0	0.00	0
FUS	Upper Story	10	10	10	212.60	2,126
Ttl Gross Liv / Lease Area		522	670	522		110,977

