

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUMMINGS, GEORGE J & MARYANN CAS NOMINEE TRUST 6 CAPN SAMADRUS ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635							RESIDNTL	1010	381,800	381,800	
							RES LAND	1010	180,700	180,700	VISION
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_948688_2694126			Plan Ref. Land Ct# 34623B (SH 1) #SR Life Estate PP STATU Assoc Pid#								
							Total		562,500	562,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CUMMINGS, GEORGE J & MARYANN TR	C227742	0	10-01-2021	U	I	400,000	1	Year	Code	Assessed	Year	Code	Assessed		
KOUTOUJIAN, PETER J & CERDA, ELIZA	C203851	0	07-03-2014	U	I	250,000	1	2023	1010	313,800	2022	1010	267,400		
SCERRA, JANET & BARLING, MICHELE	C178469	0	11-04-2005	Q	I	515,000	00		1010	178,600		1010	127,000		
KENNEDY, CAROLA & MARTIN J	C174568	0	09-30-2004	Q	I	350,000	00					1010	5,200		
NYE, JAMES H & JESSIE B	C78646	0	06-28-1979	U		0		Total		492,400	Total		394,400	Total	358,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									311,900
Appraised Xf (B) Value (Bldg)									36,200
Appraised Ob (B) Value (Bldg)									33,700
Appraised Land Value (Bldg)									180,700
Special Land Value									0
Total Appraised Parcel Value									562,500
Valuation Method									C
Total Appraised Parcel Value									562,500

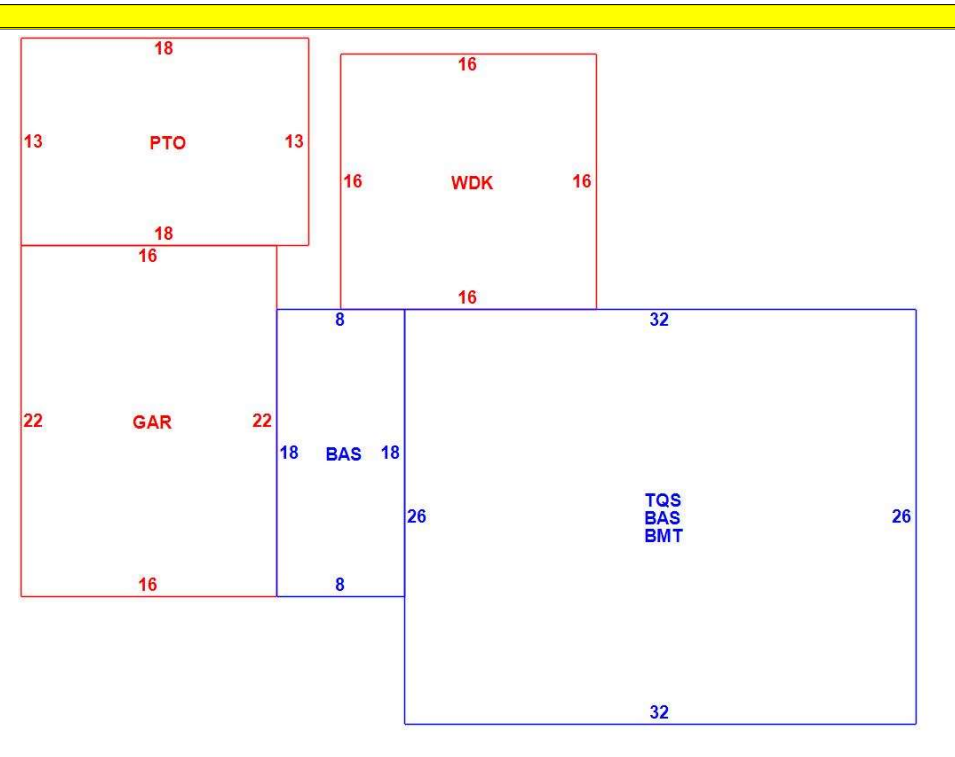
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-72	06-29-2022	830	Pool - Inground	26,000	06-29-2023	100	06-30-2023	Inground pool 11.5 wide x 22 l	06-29-2023	SR	02		02	Bldg Permit Completed
SHED-22-7	06-28-2022	863	Shed Registrati	0	06-29-2023	100	06-30-2023		05-29-2020	DM			FR	Field Review
18-648	04-06-2018	822	Insulation	4,378	06-30-2018	100	06-30-2018	Insulation. Air Sealing. Attic flat	10-02-2014	SR	02		03	Cycl Insp Comp
B21760	10-01-1979	DW	Dwelling	0	06-30-1980	100	06-30-2008	CO DWELL	03-28-2014	JR	03		16	In Office Review
									06-11-2012	TR	03		16	In Office Review
									01-04-2006	JS	02		49	N/C - Cyclical Insp.
									06-21-2005	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	0106	1.150		1.0000	361,469.9	180,700
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			180,700	

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	11	Clapboard			
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					
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					
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	380,342
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	311,900
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	1998		82		0.00	4,900
WDC	Wood Decking	L	256	20.00	1998		58		0.00	3,200
PAT2	Patio-Good	L	234	9.94	1998		79		0.00	2,000
GAR	Attached Gara	B	352	40.00	1998		82		0.00	12,200
BMT	Basement-Unfi	B	832	26.01	1998		82		0.00	19,100
SPL4	POOL FIBER	L	242	45.00	2023		100	C	1.00	12,200
SPH1	Pool Heater <	L	1	2434.00	2023		100		0.00	2,400
PAT2	Patio-Good	L	904	9.94	2023		100		0.00	8,200
SHD2	Shed w/Elec	L	190	26.00	2023		100		0.00	4,900
SHED	Shed	L	80	18.00	1997		56		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	976	976	976	250.72	244,703
BMT	Basement Area	0	832	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
PTO	Patio	0	234	0	0.00	0
TQS	Three Quarter Story	541	832	541	163.03	135,640
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,517	3,482	1,517		380,343

