

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LABRAN, EDITH S & STEPHEN P TR LABRAN TRUST 125 CAPN SAMADRUS ROAD						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635						RESIDENTL	1010	506,200	506,200	
SUPPLEMENTAL DATA						RES LAND	1010	180,400	180,400	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 33 #DL 2 GIS ID F_948068_2693298				Plan Ref. Land Ct# 34623-B (SH 2) #SR Life Estate EDITH & STEPHE PP STATU Assoc Pid#		Total		686,600	686,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LABRAN, EDITH S & STEPHEN P		C234470	0	11-16-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
LABRAN, EDITH S & STEPHEN P		C234469	0	11-16-2023	U	I	1	1F	2023	1010	428,200	2022	1010	364,000		
LABRAN, EDITH S & STEPHEN P TRS		C205139	0	12-09-2014	U	I	1	1F		1010	178,200		1010	126,700		
LABRAN, STEPHEN P & EDITH S		C157639	0	05-15-2000	Q	I	215,000	00					1010	11,100		
BILLINGS, SUSAN W & JOHNSON, ERIC		C126849	0	06-15-1992	Q	I	160,000	U	Total		606,400	Total		490,700	Total	471,000

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)			438,800
0106			COTUIT		Appraised Xf (B) Value (Bldg)			56,300
NOTES				Appraised Ob (B) Value (Bldg)				11,100
				Appraised Land Value (Bldg)				180,400
				Special Land Value				0
				Total Appraised Parcel Value				686,600
				Valuation Method				C
				Total Appraised Parcel Value				686,600

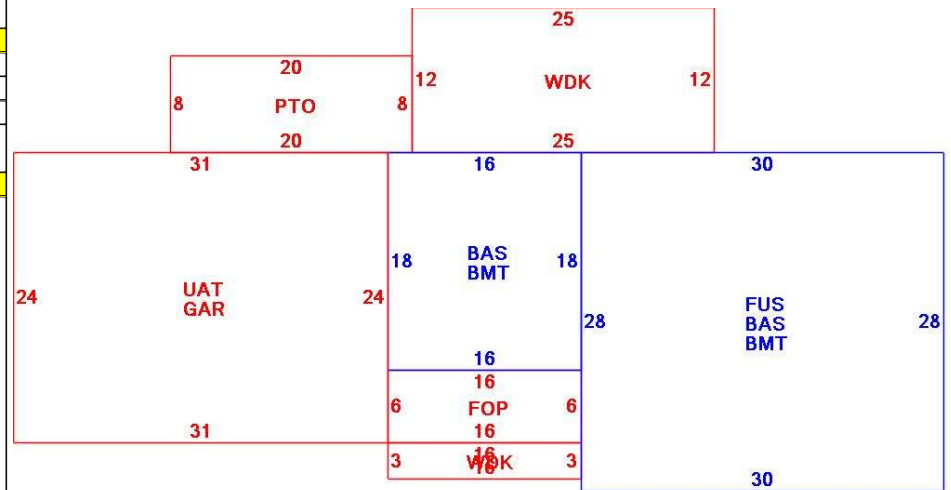
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-86	06-25-2021	839	Solar Panel-Re	18,174	06-30-2022	100	06-30-2022	Tear and replace approx 6 Squ	11-17-2023	AG	03		16	In Office Review
2016-0300	02-01-2016	839	Solar Panel-Re	17,282	06-30-2016	100	06-30-2016	INSTALL SOLAR PANELS ON	07-17-2023	EG	03		16	In Office Review
201509002	12-29-2015	NR	New Roof	900	06-30-2016	100	06-30-2016	RE-ROOF STIPPING OLD	05-29-2020	DM			FR	Field Review
55707	09-10-2001	AD	Addition	16,000	12-02-2001	100	01-01-2002	GAR EXT.	05-06-2016	SR	01		02	Bldg Permit Completed
B24427	10-01-1982	DW	Dwelling	0	06-30-1983	100	06-30-1983	CO 2 STOR	12-16-2014	SR	02		03	Cycl Insp Comp
									10-02-2014	SR	02		03	Cycl Insp Comp
									11-27-2013	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	1010	Single Fam M-0	RF	2	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0106	1.150		1.0000	368,065.2	180,400
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			180,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	21	2 Full-1 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		504,374
Year Built		1982
Effective Year Built		2002
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		13
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		87
RCNLD		438,800
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	2004		87		0.00	5,200
SHED	Shed	L	160	18.00	1990		42		0.00	1,200
WDC	Wood Deck w/	L	348	18.00	1998		58		0.00	3,600
FOP	Open Porch-ro	B	96	55.00	2004		87		0.00	4,700
GAR	Attached Gara	B	744	40.00	2004		87		0.00	21,400
BMT	Basement-Unfi	B	1,128	26.01	2004		87		0.00	25,000
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
PAT2	Patio-Good	L	160	9.94	1998		79		0.00	1,400
SOL1	Solar PV Pane	B	16	860.00	2016		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,128	1,128	1,128	247.00	278,616
BMT	Basement Area	0	1,128	0	0.00	0
FOP	Open Porch	0	96	0	0.00	0
FUS	Upper Story	840	840	840	247.00	207,480
GAR	Attached Garage	0	744	0	0.00	0
PTO	Patio	0	160	0	0.00	0
UAT	Attic, Unfinished	0	744	74	24.57	18,278
WDK	Wood Deck	0	348	0	0.00	0
Ttl Gross Liv / Lease Area		1,968	5,188	2,042		504,374

