

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
RADDEN, PATRICIA A, ARTHUR F & N 55 CAP'N CARLETON'S ROAD COTUIT MA 02635	1	Sloping	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	528,100		528,100
			6	Septic			RES LAND	1010	180,700		180,700
SUPPLEMENTAL DATA						Total		708,800	708,800		
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct# 34623-B (SH 1)					
BID Parcel		ResExpt Q YES:		Life Estate		PP STATU D:Deleted					
#DL 1 LOT 39		#DL 2		Assoc Pid#							
GIS ID F_948420_2693414											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RADDEN, PATRICIA A, ARTHUR F & NAN	C207223	0	08-27-2015	Q	I	427,000	00	Year	Code	Assessed	Year	Code	Assessed
MCGRATH, PAUL H JR TR	C191797	0	06-28-2010	U	I	1	1A	2023	1010	470,500	2022	1010	402,400
MCGRATH, ANNE E	C151807	0	01-27-1999	Q	I	215,000	00		1010	178,600		1010	127,000
ANDERSSSEN, JOHN N & NORMA E	C110031	0	02-15-1987	Q	I	222,500	U					1010	5,200
GUILD, JAMES C	C99941	0	01-15-1985	Q	V	23,900	U	Total		649,100	Total		529,400
								Total		476,900	Total		476,900

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										
		Total	0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			COTUIT				

NOTES								APPRAISED VALUE SUMMARY			
								Appraised Bldg. Value (Card)	455,100		
								Appraised Xf (B) Value (Bldg)	67,800		
								Appraised Ob (B) Value (Bldg)	5,200		
								Appraised Land Value (Bldg)	180,700		
								Special Land Value	0		
								Total Appraised Parcel Value	708,800		
								Valuation Method	C		
								Total Appraised Parcel Value	708,800		

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
EXPR-22-1	09-16-2022	835	Sid/Wind/Roof/	17,853		100		Replace 3 entry doors (1 w/sto	09-08-2022	TR	22		22	Change of Address
201006110	11-29-2010	FB	Finish Basemen	25,000	01-05-2011	100	06-30-2011	REFINISH BMT FAM RM W 3/	08-18-2022	EG	03		16	In Office Review
25401	09-03-1997	WD	Wood Deck	4,200	11-13-1997	100	01-01-1998		05-29-2020	DM			FR	Field Review
B29060	07-01-1986	DW	Dwelling	90,000	01-15-1987	100	06-30-1987	CO 11/2 S	08-11-2014	JR	03		16	In Office Review
									05-15-2013	NF	03		03	Cycl Insp Comp
									05-10-2013	SR	02		14	Cyclical Inspection
									03-07-2011	RB	03		02	Bldg Permit Completed

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	1.75	1 3/4 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	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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	517,130
Year Built	1986
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	455,100
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	2006		88		0.00	5,300
WDC	Wood Decking	L	440	20.00	2000		62		0.00	5,200
BFA	Bsmt Fin-Avg	B	900	17.36	2006		88		0.00	13,700
FOPC	Open Prch-roo	B	72	55.00	2006		88		0.00	3,300
GAR	Attached Gara	B	528	40.00	2006		88		0.00	16,900
BMT	Basement-Unfi	B	1,332	26.01	2006		88		0.00	28,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,332	1,332	1,332	249.58	332,441
BMT	Basement Area	0	1,332	0	0.00	0
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	655	1,008	655	162.18	163,475
UAT	Attic, Unfinished	0	852	85	24.90	21,214
WDK	Wood Deck	0	440	0	0.00	0
Ttl Gross Liv / Lease Area		1,987	5,564	2,072		517,130

