

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MANWARING, ROSAMOND BIEDERMANN, STEPHANIE & TINKEL 21 CAP'N ISIAH'S ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
COTUIT MA 02635							RESIDNTL RES LAND	1010 1010	411,000 179,200	411,000 179,200		
SUPPLEMENTAL DATA												VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 49 #DL 2 GIS ID F_948799_2692780			Plan Ref. Land Ct# 34623-B #SR Life Estate PP STATU Assoc Pid#									
							Total		590,200	590,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANWARING, ROSAMOND	C230455	0	07-08-2022	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CADIGAN, JOHN J & DIANE SULLIVAN	C216562	0	06-26-2018	Q	I	405,000	00	2023	1010	370,000	2022	1010	312,700	2021	1010	263,600
VETSTEIN, EDWARD M & SALLY TRS	C184035	0	09-05-2007	U	I	1	1A		1010	177,100		1010	125,900		1010	125,900
VETSTEIN, EDWARD M & VETSTEIN, SA	C168844	0	04-11-2003	Q	I	335,000	00								1010	8,100
KENNEDY, PAUL J SR & ELIZABETH TRS	C145342	0	08-01-1997	U	I	1	1A	Total		547,100	Total		438,600	Total		397,600

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)										355,800		
Appraised Xf (B) Value (Bldg)										47,100		
Appraised Ob (B) Value (Bldg)										8,100		
Appraised Land Value (Bldg)										179,200		
Special Land Value										0		
Total Appraised Parcel Value										590,200		
Valuation Method										C		
Total Appraised Parcel Value										590,200		

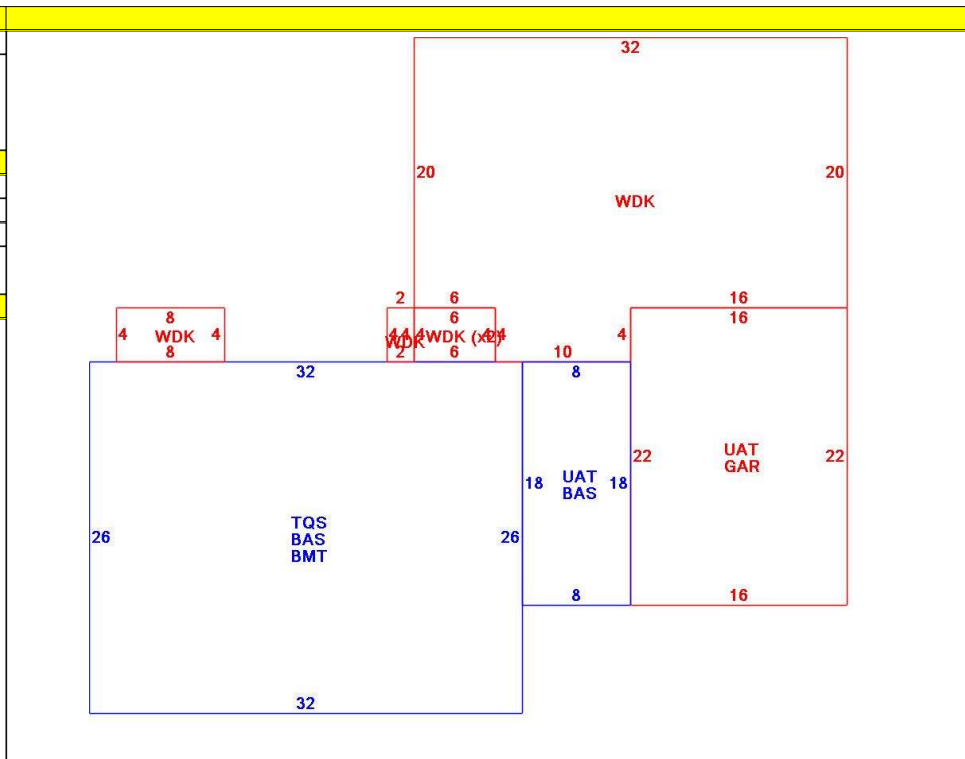
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-19	02-02-2023	880	Alt-Int work-Res	14,832		100		INSTALL REPLACEMENT TU	05-29-2020	DM			FR	Field Review
EXPR-22-1	11-08-2022	835	Sid/Wind/Roof/	3,649		100		Weatherization	02-07-2020	CK	22		22	Change of Address
85261	07-06-2005	WD	Wood Deck	23,848	11-22-2006	100	06-30-2007	ENLARGE WDK	09-16-2014	SR	02		03	Cycl Insp Comp
B23210	06-01-1981	DW	Dwelling	0	06-30-1981	100	06-30-1981	CO 1 STOR	03-28-2014	JR	03		16	In Office Review
									04-27-2007	TP	03		52	New Construction
									11-22-2006	PT	02		14	Cyclical Inspection
									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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0106	1.150		1.0000	389,614.4	179,200
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			179,200	

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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	413,751
Year Built	1981
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	355,800
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	2003		86		0.00	5,200
BFA	Bsmt Fin-Avg	B	600	17.36	2003		86		0.00	9,000
WDC	Wood Decking	L	768	20.00	1998		58		0.00	8,100
GAR	Attached Gara	B	352	40.00	2003		86		0.00	12,800
BMT	Basement-Unfi	B	832	26.01	2003		86		0.00	20,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	976	976	976	264.04	257,703
BMT	Basement Area	0	832	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
TQS	Three Quarter Story	541	832	541	171.69	142,846
UAT	Attic, Unfinished	0	496	50	26.62	13,202
WDK	Wood Deck	0	768	0	0.00	0
Ttl Gross Liv / Lease Area		1,517	4,256	1,567		413,751

