

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CANAVAN, BENJAMIN J & SARA J 31 MAIN STREET COTUIT MA 02635				2	Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 559,000 227,100	Assessed 559,000 227,100	801 FY2024 BARNSTABLE, MA VISION
				4	Gas	1	Paved					
				6	Septic							
SUPPLEMENTAL DATA								Total		786,100	786,100	
Alt Prcl ID				Plan Ref. 577/40								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q NO APP:				Life Estate								
#DL 1 LOT 1				PP STATU A:Active								
#DL 2				Assoc Pid#								
GIS ID F_942842_2694363												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CANAVAN, BENJAMIN J & SARA J				32379 0254	10-15-2019	Q	I	495,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SHEEHAN, CHARLES B				15693 0148	10-03-2002	U	I	130,000	1J	2023	1010	469,400	2022	1010	388,800	2021	1010	310,400
SHEEHAN, CHARLES B & DESMOND, KA				12082 0271	02-23-1999	Q	I	260,000	00		1010	226,800		1010	167,800		1010	167,800
AGOSTON, STEVEN J				7867 0271	02-15-1992	Q	I	160,000	00								1010	11,100
ROBELLO, CHRISTINE				7867 0269	02-15-1992	U	I	1	1A	Total		696,200	Total		556,600	Total		489,300

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

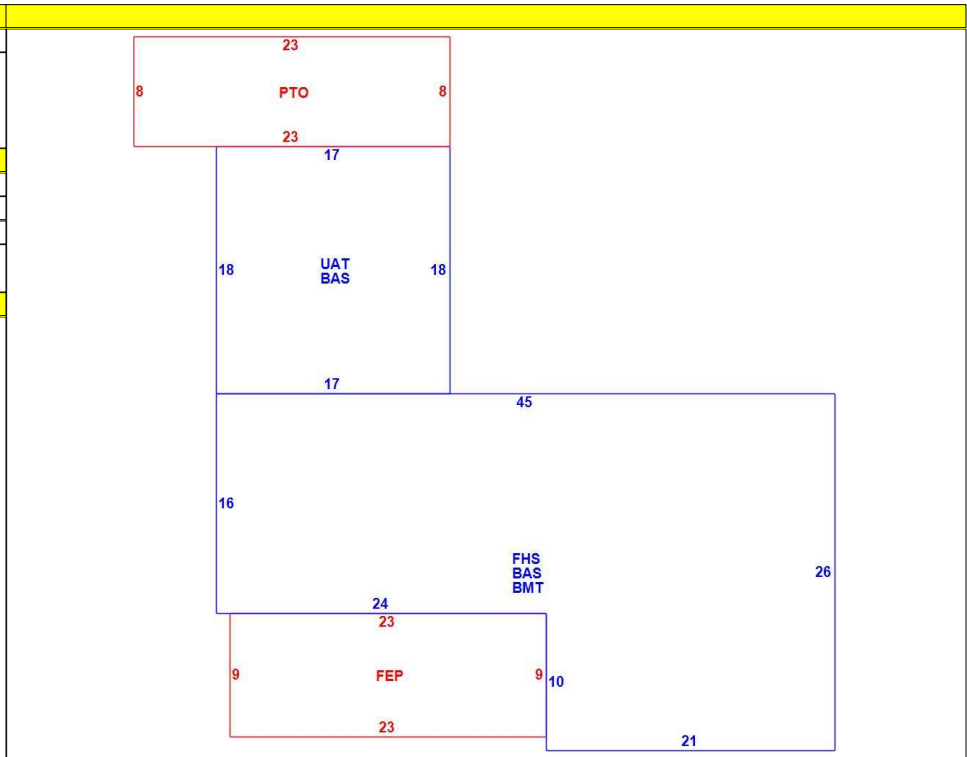
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			509,600
Appraised Xf (B) Value (Bldg)			31,300
Appraised Ob (B) Value (Bldg)			18,100
Appraised Land Value (Bldg)			227,100
Special Land Value			0
Total Appraised Parcel Value			786,100
Valuation Method			C
Total Appraised Parcel Value			786,100

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
SHED-23-2	04-10-2023	863	Shed Registrati	0	06-21-2023	100	06-30-2023		06-21-2023	SR	02		02	Bldg Permit Completed
SHED-23-2	04-10-2023	863	Shed Registrati	0	06-21-2023	100	06-30-2023		05-09-2023	JO	03		02	Bldg Permit Completed
BLDR-23-19	03-07-2023	839	Solar Panel-Re	24,000	04-04-2023	100	04-04-2023	COMPETED 4/4/2023 Installa	08-06-2021	CK	02		03	Cycl Insp Comp
20-1639	07-02-2020	822	Insulation	3,425	06-30-2021	100	06-30-2021	Insulation & Air Sealing.	07-06-2020	CK	22		22	Change of Address
B34828	02-01-1992	AD	Addition	3,000	01-15-1994	100	12-31-1994	CO REPAIR	07-06-2020	CK	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									02-19-2020	SAF			20	Sale 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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150	EASEMENT		1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RF	2	1.480 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150	EASEMENT		1.0000	16,387.5	24,300	
Total Card Land Units					2.48 AC	Parcel Total Land Area					2.48	Total Land Value					227,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	05	Stone Walls			
Rms Prts					
Bath Split	11	1 Full-1 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		661,815			
Year Built		1868			
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		509,600			
Dep % Ovr					
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
SHED	Shed	L	144	18.00	1985		32		0.00	800
FEP	Enclosed porc	B	207	70.00	1989		77		0.00	9,900
BMT	Basement-Unfi	B	930	26.01	1989		77		0.00	19,500
FOPG	Open Prch-rf-c	L	72	49.37	1985		66	B+	1.40	3,700
PRG1	Pergola-Avg	L	120	18.00	1996		54	B+	1.40	1,600
PATF	Flagstone Pav	L	184	30.00	1996		77		0.00	4,700
SOL1	Solar PV Pane	B	12	860.00	2023		0		0.00	0
FPLG	Gas Fireplace-	B	1	2500.00	1989		77		0.00	1,900
SHED	Shed	L	100	18.00	2023		100		0.00	1,800
SHED	Shed	L	200	18.00	2023		100		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	382.11	472,288
BMT	Basement Area	0	930	0	0.00	0
FEP	Enclosed Porch	0	207	0	0.00	0
FHS	Half Story	465	930	465	191.06	177,681
PTO	Patio	0	184	0	0.00	0
UAT	Attic, Unfinished	0	306	31	38.71	11,845
Ttl Gross Liv / Lease Area		1,701	3,793	1,732		661,814



Property Location 31 MAIN STREET (COTUIT)
Vision ID 246 Account # 2302

Map ID 009/017///
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 2 of 2

State Use 1010
Print Date 1/30/2024 12:53:36 P

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
CANA VAN, BENJAMIN J & SARA J 31 MAIN STREET COTUIT MA 02635	2	Above Street	2	Public Water			Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	559,000 227,100	559,000 227,100
	4		4	Gas	1	Paved										
	6		6	Septic												
SUPPLEMENTAL DATA							Total				786,100	786,100				
			Alt Prcl ID	Plan Ref. 577/40												
			Split Zonin	Land Ct#												
			BID Parcel	#SR												
			ResExpt Q	Life Estate												
			#DL 1	PP STATU A:Active												
			#DL 2	Assoc Pid#												
			GIS ID	F_942842_2694363												

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
									Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2023	1010	469,400	2022	1010	388,800	2021	1010	310,400
										1010	226,800		1010	167,800		1010	11,100
									Total		696,200	Total		556,600	Total		489,300

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					
0106				COTUIT					

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	509,600				
												Appraised Xf (B) Value (Bldg)	31,300				
												Appraised Ob (B) Value (Bldg)	18,100				
												Appraised Land Value (Bldg)	227,100				
												Special Land Value	0				
												Total Appraised Parcel Value	786,100				
												Valuation Method	C				
												Total Appraised Parcel Value	786,100				

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						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional									
Model	01	Residential									
Grade:	B+	Custom Plus									
Stories	1.5	1 1/2 Stories									
Exterior Wall 1	11	Clapboard				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2	05	Drywall				Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	01	None				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	05	Stone Walls				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	11	1 Full-1 Half				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	
PAT2	Patio-Good	L	170	9.94	2023		100		0.00	1,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											