

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRANCIS, CHAD A & KRISTIN M 271 MARINER CIRCLE COTUIT MA 02635		2 Above Street	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 303,600 155,900	Assessed 303,600 155,900
		4 Gas	1 Paved						
		6 Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 56 #DL 2 GIS ID F_946442_2695367			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 459,500 459,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRANCIS, CHAD A & KRISTIN M		31044 0291	01-25-2018	Q	I	338,000	00	Year	Code	Assessed	Year	Code	Assessed
CARVILL, CHRISTIAN W		30917 0231	11-22-2017	Q	I	283,000	00	2023	1010	263,700	2022	1010	232,900
MULDOON, WILLIAM J & EVELYN D		3932 0304	11-15-1983	Q	I	57,500	U		1010	141,700		1010	105,000
MADDALENA, K JAMES & ROBIN M		3245 0266	02-15-1981	Q	I	39,750	U	Total		405,400	Total		337,900
								Total		299,700	Total		299,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	250,800
Appraised Xf (B) Value (Bldg)	48,200
Appraised Ob (B) Value (Bldg)	4,600
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	459,500
Valuation Method	C
Total Appraised Parcel Value	459,500

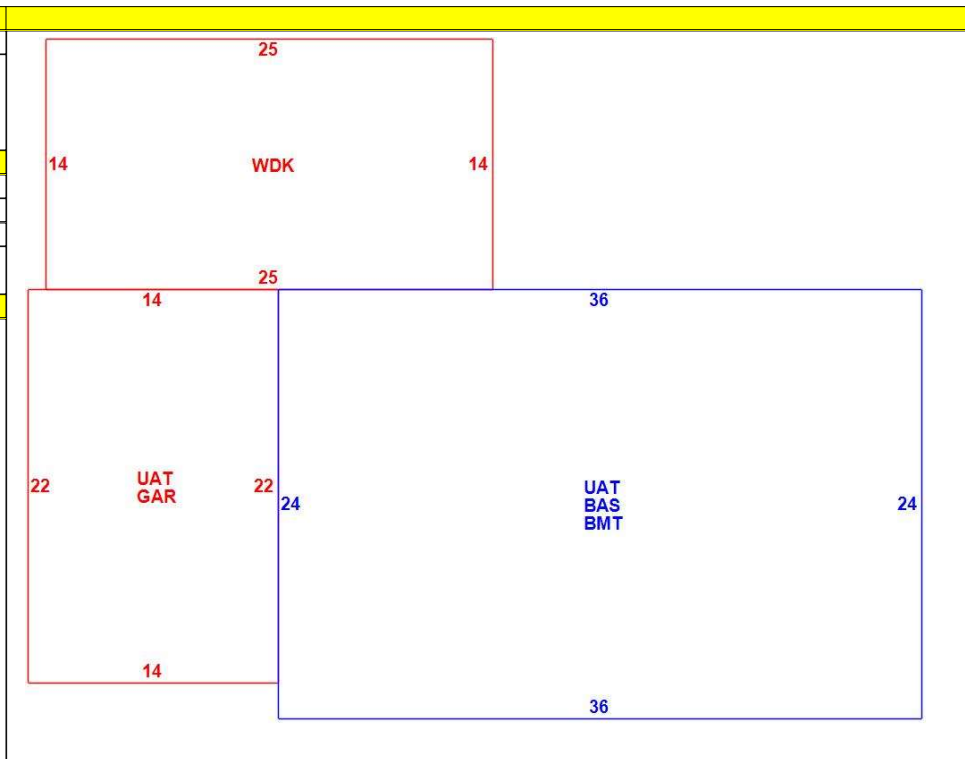
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2285	08-21-2017	880	Alt-Int work-Res	6,000	06-01-2018	100	06-30-2018	FINISH BASMENT TO INCLU	11-08-2022	DB	02		03	Cycl Insp Comp
17-1308	05-01-2017	835	Sid/Wind/Roof/	9,000	06-01-2018	100	06-30-2018	RE-ROOF STRIPPING OLD	06-11-2020	WD			FR	Field Review
11148	10-01-1995	WD	Wood Deck	1,000	01-15-1996	100	12-31-1996	CO DECK	06-01-2018	MS	03		02	Bldg Permit Completed
B22347	07-01-1980	DW	Dwelling	0	01-15-1981	100	12-31-1981	CO 1 STOR	09-16-2013	RB	03		03	Cycl Insp Comp
									06-23-2005	PT	02		01	Meas/Est
									04-03-1999	FS	01		00	Meas/Listed-Interior Acces

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	0105	1.000		1.0000	338,809.7	155,900	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	305,856
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	250,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		82		0.00	4,100
SHED	Shed	L	144	18.00	1980		22		0.00	600
BFA1	Bsmt Fin-Goo	B	500	32.56	1998		82		0.00	13,300
WDC	Wood Decking	L	350	20.00	1998		58		0.00	4,000
GAR	Attached Gara	B	308	40.00	1998		82		0.00	11,100
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	311.78	269,378
BMT	Basement Area	0	864	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
UAT	Attic, Unfinished	0	1,172	117	31.12	36,478
WDK	Wood Deck	0	350	0	0.00	0
Ttl Gross Liv / Lease Area		864	3,558	981		305,856

