

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--|--|-------------------|----------------|------------------|----------|-------------------------------------|----------------------|--------------------------------|--------------------------------|
| THEOHARIDIS, JOSEPH A & KATIE C 49 PENELOPE LN COTUIT MA 02635 | | 1 Level | 2 Public Water | | | Description RESIDNTL RES LAND | Code 1010 1010 | Assessed 330,300 156,200 | Assessed 330,300 156,200 |
| | | | 4 Gas | 1 Paved | | | | | |
| | | | 6 Septic | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | | | | |
| BID Parcel | | ResExpt Q NO APP: | | Land Ct# 22824-D | | | | | |
| #DL 1 LOT 55 | | #DL 2 | | Life Estate | | | | | |
| GIS ID F_947409_2696364 | | | | Assoc Pid# | | | | | |

801
FY2024
BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|------------------------------------|--|-------------|-----------|------------|-----|-----------|----|--------------------------------|-------|------|----------|-------|------|----------|
| THEOHARIDIS, JOSEPH A & KATIE C | | C227246 | 0 | 08-13-2021 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| PROCOPIO, DIANA & THEOHARIDIS, JSH | | C167199 | 0 | 11-06-2002 | U | I | 0 | 1A | 2023 | 1010 | 285,900 | 2022 | 1010 | 247,700 |
| PROCOPIO, DIANA | | C134330 | 0 | 07-07-1994 | U | | 1 | 1A | | 1010 | 142,000 | 2021 | 1010 | 105,200 |
| THEOHARIDIS, HARRY & HELEN | | C77538 | 0 | 03-19-1979 | U | | 0 | | | | | | 1010 | 800 |
| | | | | | | | | | Total | | 427,900 | Total | | 352,900 |
| | | | | | | | | | Total | | | Total | | 310,100 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|--------------------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2023 | N5C | NO RESIDENTIAL EXEMPTION | 0.00 | | | | |
| Total | | | 0.00 | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

| | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 281,500 |
| Appraised Xf (B) Value (Bldg) | 45,000 |
| Appraised Ob (B) Value (Bldg) | 3,800 |
| Appraised Land Value (Bldg) | 156,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 486,500 |
| Valuation Method | C |
| Total Appraised Parcel Value | 486,500 |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0105 | | | COTUIT |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

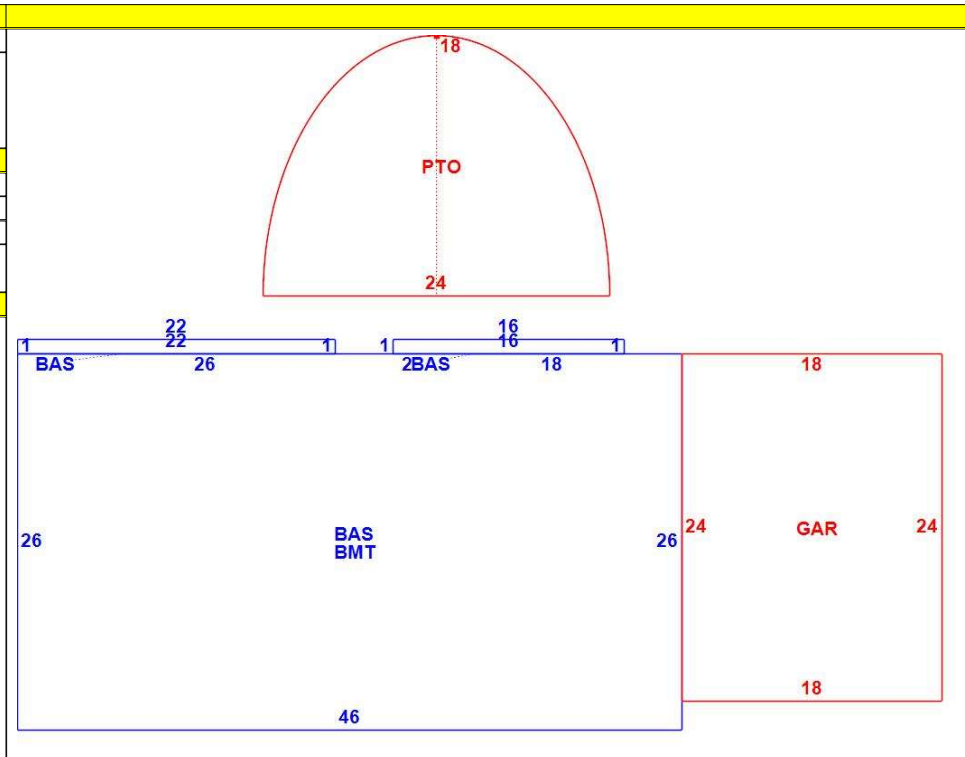
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|------------|----------|------------------------|----|------|----|----|----------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| B21533 | 08-01-1979 | DW | Dwelling | 0 | 06-30-1980 | 100 | 06-30-1980 | CO 1 ST | 11-10-2022 | SR | 02 | | 03 | Cycl Insp Comp |
| | | | | | | | | | 06-11-2020 | WD | | | FR | Field Review |
| | | | | | | | | | 01-15-2013 | RB | 03 | | 03 | Cycl Insp Comp |
| | | | | | | | | | 03-25-2011 | MA | 03 | | 16 | In Office Review |
| | | | | | | | | | 04-06-2009 | MA | 22 | | 22 | Change of Address |
| | | | | | | | | | 06-29-2005 | PT | 02 | | 01 | Meas/Est |
| | | | | | | | | | 03-25-1999 | 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 | 0.470 | AC | 176,344.00 | 1.88432 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 332,285 |
| Total Card Land Units | | | | | 0.47 | AC | Parcel Total Land Area | | | | | 0.47 | Total Land Value | | | 156,200 |

| 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 | 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 | 14 | Carpet | | | |
| 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 | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 11 | 1 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 | 347,507 |
| Year Built | 1979 |
| Effective Year Built | 1995 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 19 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 81 |
| RCNLD | 281,500 |
| 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 |
| BRR | Bsmt Rec Rm- | B | 1,096 | 8.05 | 1997 | | 81 | | 0.00 | 7,100 |
| PAT2 | Patio-Good | L | 339 | 9.94 | 1998 | | 79 | | 0.00 | 2,600 |
| GAR | Attached Gara | B | 432 | 40.00 | 1997 | | 81 | | 0.00 | 13,700 |
| BMT | Basement-Unfi | B | 1,196 | 26.01 | 1997 | | 81 | | 0.00 | 24,200 |
| SHED | Shed | L | 120 | 18.00 | 1997 | | 56 | | 0.00 | 1,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,234 | 1,234 | 1,234 | 281.61 | 347,507 |
| BMT | Basement Area | 0 | 1,196 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 432 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 339 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,234 | 3,201 | 1,234 | | 347,507 |

