

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LOBO, JOSEMAR & ROSA 72 THANKFUL LANE COTUIT MA 02635		2 Above Street	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 378,300 165,800	Assessed 378,300 165,800
		4 Gas	1 Paved						
		6 Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 49 #DL 2 GIS ID F_947629_2695888			Plan Ref. Land Ct# 22824-D #SR Life Estate PP STATU Assoc Pid#			Total 544,100 544,100			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LOBO, JOSEMAR & ROSA		C230623	0	07-26-2022	U	I	469,900	1L	Year	Code	Assessed	Year	Code	Assessed
FEDERAL HOME LOAN MORTGAGE CO		C208148	0	12-04-2015	U	I	196,248	1L	2023	1010	323,400	2022	1010	268,900
PROCOPIO, DIANA		C134344	0	07-08-1994	U	I	1	A		1010	150,700		1010	111,600
PROCOPIO, DIANA & THEOHARDIS H		C134343	0	07-08-1994	U	I	1	A					1010	3,100
THEOHARIDIS, HARRY		C90057	0	11-01-1982	Q	V	12,000	U	Total		474,100	Total		380,500
									Total		342,100			

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)	346,700
Appraised Xf (B) Value (Bldg)	28,700
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	165,800
Special Land Value	0
Total Appraised Parcel Value	544,100
Valuation Method	C
Total Appraised Parcel Value	544,100

NOTES									

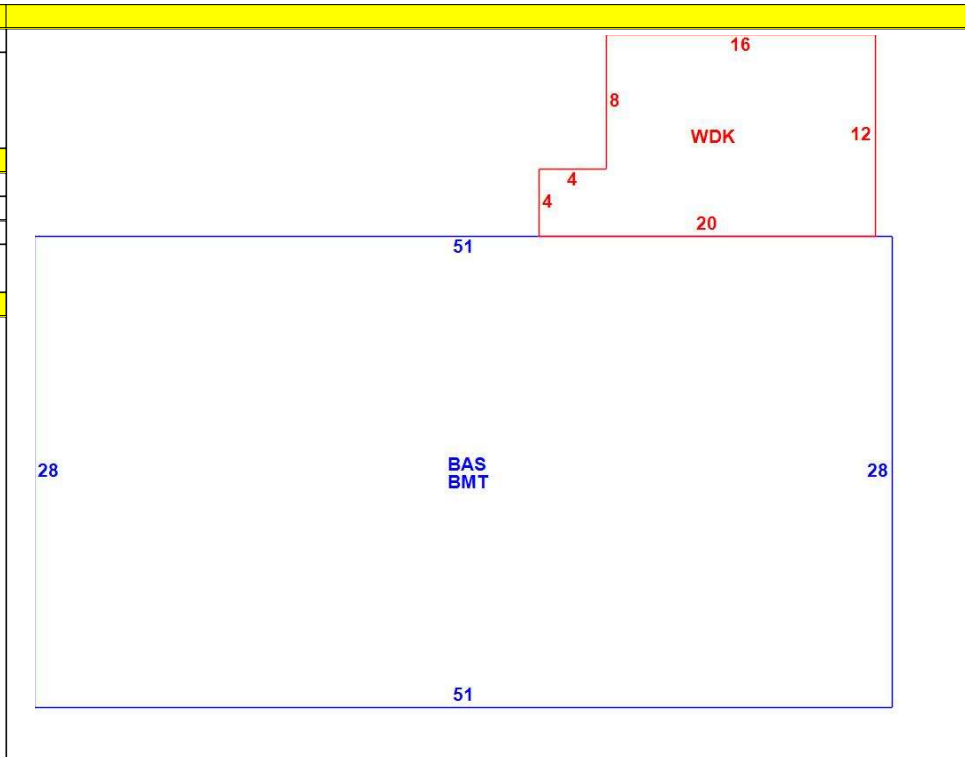
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-1	10-30-2023	835	Sid/Wind/Roof/	9,900		100		Strip existing roof shingles and Installation of roof mounted ph CO 1 STOR	11-07-2022	SR	02		03	Cycl Insp Comp	
BLDR-23-10	08-16-2023	839	Solar Panel-Re	25,380		0			06-11-2020	WD				FR	Field Review
B28741	12-01-1985	DW	Dwelling	55,000	01-15-1987	100	12-31-1987		07-20-2015	TP	03			16	In Office Review
									03-12-2014	SR	01			03	Cycl Insp Comp
									06-30-2005	PT	02			01	Meas/Est
									03-24-1999	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	0.610	AC	176,344.00	1.54133	1.0000	5	1.00	0105	1.000		1.0000	271,799.0	165,800
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			165,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	412,778
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	346,700
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
WDC	Wood Decking	L	208	20.00	1999		60		0.00	2,900
BMT	Basement-Unfi	B	1,428	26.01	2001		84		0.00	28,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,428	1,428	1,428	289.06	412,778
BMT	Basement Area	0	1,428	0	0.00	0
WDK	Wood Deck	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		1,428	3,064	1,428		412,778

