

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MAHABIR, JUDITH & RAJENDRANAT								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
4942 FALMOUTH ROAD								RESIDNTL	1010	595,300	595,300			
COTUIT MA 02635								RES LAND	1010	161,900	161,900			
SUPPLEMENTAL DATA												VISION		
Alt Prcl ID						Plan Ref. 359/64		Total					757,200	757,200
Split Zonin						Land Ct#								
ResExpt Q						Life Estate								
#DL 1 LOT 1						PP STATU								
#DL 2						Assoc Pid#								
GIS ID F_940670_2693591														

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAHABIR, JUDITH & RAJENDRANATH				27836 0161	11-21-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MAHABIR, JUDITH				17306 0113	07-22-2003	U	I	410,000	1	2023	1010	529,000	2022	1010	445,600
SCULOS, S ROBERT & HOLT, DAVID R				15650 0091	09-26-2002	U	V	100,000	1P		1010	155,700		1010	116,200
VILLANI, MICHAEL DONALD TR				7645 0012	08-12-1991	U	V	1	1A					1010	3,000
VILLANI, MICHAEL DONALD TR				7067 0278	02-21-1990	U	V	100	1A						
										Total	684,700	Total	561,800	Total	491,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0104			COTUIT								
NOTES								Appraised Bldg. Value (Card) 524,100			
								Appraised Xf (B) Value (Bldg) 63,700			
								Appraised Ob (B) Value (Bldg) 7,500			
								Appraised Land Value (Bldg) 161,900			
								Special Land Value 0			
								Total Appraised Parcel Value 757,200			
								Valuation Method C			
								Total Appraised Parcel Value 757,200			

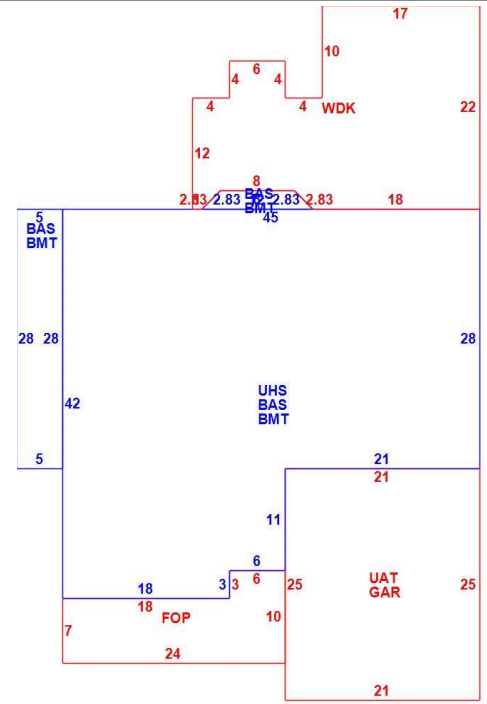
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
64778	10-10-2002	DW	Dwelling	140,000	02-28-2003	100	01-01-2004		08-06-2021	CK	01		03	Cycl Insp Comp	
									05-26-2020	DM			FR	Field Review	
									06-26-2014	JR	03		16	In Office Review	
									09-04-2013	RB	03		03	Cycl Insp Comp	
									12-01-2008	MA	22		22	Change of Address	
									12-14-2004	PT	04		44	Drive by inspection only	
									12-01-2003	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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0104	0.900		1.0000	158,709.6	158,700	
1	1010	Single Fam M-0	RF	2	0.250 AC	14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	12,825	3,200	
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value					161,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
Exterior Wall 1	25	Vinyl Siding			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 Full-0 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	575,930
Year Built	2002
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	524,100
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
FPLG	Gas Fireplace-	B	1	2500.00	2009		91		0.00	2,300
WDC	Wood Decking	L	546	20.00	2006		74		0.00	7,500
FOP	Open Porch-ro	B	186	55.00	2009		91		0.00	7,800
GAR	Attached Gara	B	525	40.00	2009		91		0.00	17,400
BMT	Basement-Unfi	B	1,738	26.01	2009		91		0.00	36,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,738	1,738	1,738	254.39	442,123
BMT	Basement Area	0	1,738	0	0.00	0
FOP	Open Porch	0	186	0	0.00	0
GAR	Attached Garage	0	525	0	0.00	0
UAT	Attic, Unfinished	0	525	53	25.68	13,482
UHS	Half Story, Unfinished	0	1,578	473	76.25	120,325
WDK	Wood Deck	0	546	0	0.00	0
Ttl Gross Liv / Lease Area		1,738	6,836	2,264		575,930

