

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MIRANDA, AVELINO R & EDGEHILLE,  4007 FALMOUTH RD  COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 273,700 133,000	Assessed 273,700 133,000
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 #DL 2 GIS ID F_948747_2697922			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 406,700 406,700			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MIRANDA, AVELINO R & EDGEHILLE, TI		11522 0026	06-23-1998	Q	I	78,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FERMINO, PEDRO J JR & FERMINO, FR		10881 0208	08-01-1997	U	I	1	1A	2023	1010	234,000	2022	1010	200,500	2021	1010	160,800
FERMINO, PETER J & CAROLINE		1039 0140	05-15-1959			0			1010	127,700		1010	94,600		1010	89,600
Total								361,700		Total		295,100		Total		250,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

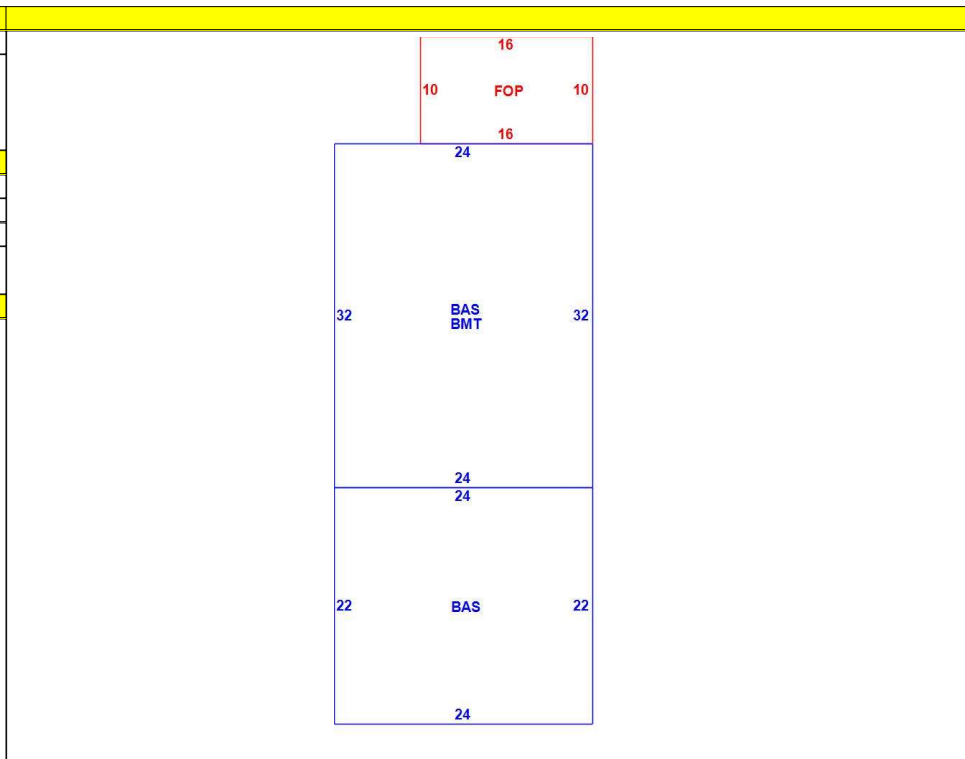
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			COTUIT

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
									11-14-2022	DB	01		03	Cycl Insp Comp
									06-11-2020	WD			FR	Field Review
									01-15-2013	RB	03		03	Cycl Insp Comp
									11-27-2012	TP	03		16	In Office Review
									07-06-2005	PT	02		01	Meas/Est
									03-26-1999	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	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000

Total Card Land Units 0.24 AC Parcel Total Land Area 0.24 Total Land Value 133,000

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	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	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 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	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		361,701			
Year Built		1940			
Effective Year Built		1979			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		31			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		69			
RCNLD		249,600			
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	1979		69		0.00	3,500
FOP	Open Porch-ro	B	160	55.00	1979		69		0.00	5,300
BMT	Basement-Unfi	B	768	26.01	1979		69		0.00	15,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	279.09	361,701
BMT	Basement Area	0	768	0	0.00	0
FOP	Open Porch	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,296	2,224	1,296		361,701

