

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BOUDREAU, BRENDAN M & BRITTA 32 WINDMILL LANE COTUIT MA 02635		3	Below Street	2	Public Water	RESIDENTIAL RES LAND	1010	380,700	380,700			
		4	Gas	3	Unpaved					1010	175,200	175,200
		6	Septic									
SUPPLEMENTAL DATA						Total						
Alt Prcl ID		Split Zonin		Plan Ref. 178/151								
BID Parcel		ResExpt Q YES:		Land Ct#								
#DL 1		LOTS 15A & 16A		#SR								
#DL 2				Life Estate								
GIS ID		F_948858_2697653		PP STATU								
				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)					
BOUDREAU, BRENDAN M & BRITTANEY		34606 319	10-26-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BOUDREAU, BRENDAN M		29790 0081	07-12-2016	Q	I	285,000	00	2023	1010	321,400	2022	1010	273,000
CHILDS, WAYNE L		8498 0091	03-26-1993	Q	V	83,000	U		1010	159,300		1010	118,000
WARNER, JAMES A JR & RUTH		8498 0088	03-26-1993	U	V	1	F					1010	35,700
WARNER, JAMES A JR & RUTH		5535 0011	01-28-1987	U	V	1	A	Total		480,700	Total		391,000
								Total			Total		356,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2018	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			COTUIT				
NOTES				Appraised Bldg. Value (Card)	322,300		
				Appraised Xf (B) Value (Bldg)	20,100		
				Appraised Ob (B) Value (Bldg)	38,300		
				Appraised Land Value (Bldg)	175,200		
				Special Land Value	0		
				Total Appraised Parcel Value	555,900		
				Valuation Method	C		
				Total Appraised Parcel Value	555,900		

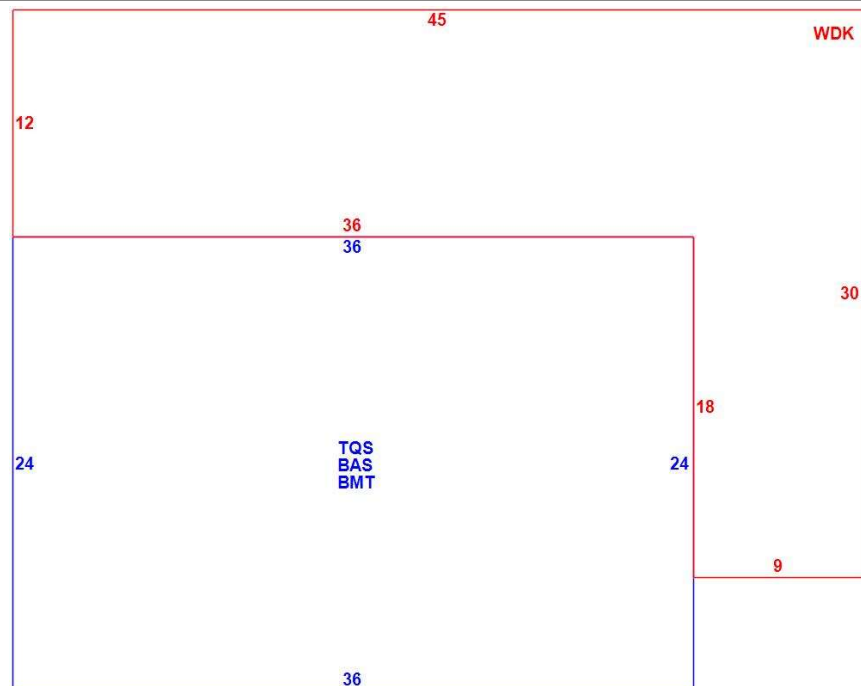
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-14	11-21-2022	839	Solar Panel-Re	44,010	04-13-2023	100	04-13-2023	COMPLETED 4/13/2023 Instal	05-09-2023	JO	03		02	Bldg Permit Completed
200707541	12-19-2007	OB	Out Building	3,000	03-04-2008	100	06-30-2008	MUNIS HAS EXPIRED-100%	11-14-2022	DB	02		03	Cycl Insp Comp
63790	09-17-2002	AD	Addition	50,000	03-03-2003	100	01-01-2003	DORM 2ND FLR TO ENLARG	06-11-2020	WD			FR	Field Review
B37722	05-01-1995	OB	Out Building	600	01-15-1996	100	01-01-1997	CO SHED 10X10 W 4' GRN H	01-19-2018	GC	03		16	In Office Review
2684	08-10-1994	WD	Wood Deck	350	06-30-1995	100	06-30-1995	DECK	03-26-2015	JR	03		03	Cycl Insp Comp
B36948	08-01-1994	WD	Wood Deck	350	01-15-1995	100	06-30-1995	CO DECK	01-16-2013	RB	03		03	Cycl Insp Comp
B27257	11-01-1984	DW	Dwelling	30,000	01-15-1986	100	06-30-1986	CO 1 STOR	03-04-2008	PT	02		14	Cyclical Inspection

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	0.930 AC	176,344.00	1.06828	1.0000	5	1.00	0105	1.000		1.0000	188,388.3	175,200	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					175,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	383,737
Year Built	1984
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	322,300
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
CAB2	Cabin w/Plum	L	360	85.02	2007		88	00	1.00	26,900
WDC	Wood Decking	L	702	20.00	2004		70		0.00	9,000
BMT	Basement-Unfi	B	864	26.01	2000		84		0.00	20,100
WDC	Wood Deck w/	L	84	18.00	2007		76		0.00	2,400
SOL1	Solar PV Pane	B	24	860.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	269.10	232,502
BMT	Basement Area	0	864	0	0.00	0
TQS	Three Quarter Story	562	864	562	175.04	151,234
WDK	Wood Deck	0	702	0	0.00	0
Ttl Gross Liv / Lease Area		1,426	3,294	1,426		383,736

