

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GUEST, GEOFFREY THOMAS 10 CONTENT LANE COTUIT MA 02635		2	Above Street	2	Public Water					Description RESIDNTL RES LAND Code 1010 1010 Assessed 315,600 171,300 Assessed 315,600 171,300 Total 486,900 486,900
		4	Gas	1	Paved					
		6	Septic							
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 23 #DL 2 GIS ID F_947753_2697394					Plan Ref. Land Ct# 22824-D (SH 3) #SR Life Estate 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)									
GUEST, GEOFFREY THOMAS		C221753	0	01-30-2020	U	I	277,875	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FEDERAL HOME LOAN MORTGAGE CO		C218319	0	01-03-2019	U	I	243,750	1L	2023	1010	275,400	2022	1010	238,100	2021	1010	192,300
BOISVERT, JAMES P & DIANE		C178663	0	11-30-2005	Q	I	306,000	00		1010	155,800		1010	115,400		1010	115,400
LOPES, PATRICIA A		#D39505	0	05-15-1986	U	I	1	A								1010	4,100
LOPES, MARSHALL JR & PATRICIA ANN		C64511	0	05-23-1975	U		0		Total		431,200	Total		353,500	Total		311,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	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
0105			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	273,800
Appraised Xf (B) Value (Bldg)	37,700
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	171,300
Special Land Value	0
Total Appraised Parcel Value	486,900
Valuation Method	C
Total Appraised Parcel Value	486,900

NOTES							

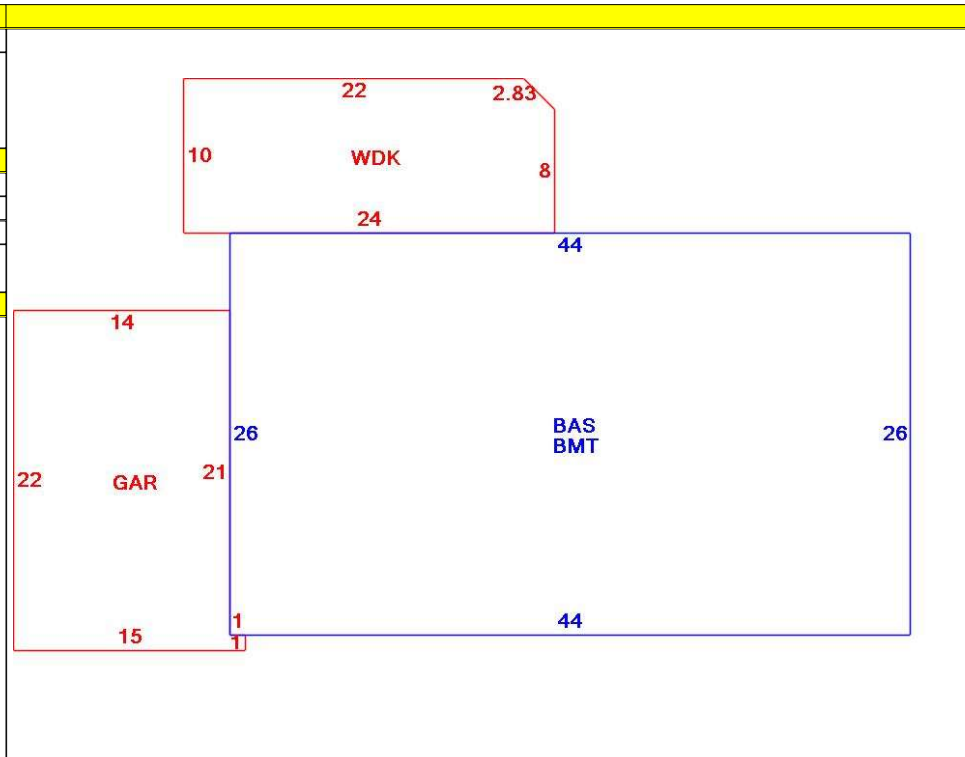
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-651	04-13-2020	880	Alt-Int work-Res	10,400		100		GTF & Sons Construction is to DEMO WALLS IN BASEMENT CO 1 STOR	06-11-2020	WD			FR	Field Review
19-3698	11-01-2019	804	Addn Alt-Res	8,900	01-27-2020	100	06-30-2020		02-26-2020	SR	02		03	Cycl Insp Comp
B16425	07-01-1973	DW	Dwelling	0	06-15-1974	100	12-31-1974		06-28-2018	RB	03		16	In Office Review
									12-17-2012	NF	03		25	NO TRESPASSING
									03-19-2007	TP	03		16	In Office Review
									07-05-2005	PT	02		01	Meas/Est
									03-23-1999	FS	01		02	Bldg Permit Completed

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	0.730	AC	176,344.00	1.33091	1.0000	5	1.00	0105	1.000		1.0000	234,696.2	171,300
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value			171,300	

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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	346,552
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	273,800
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	1994		79		0.00	4,000
WDC	Wood Decking	L	238	20.00	1996		54		0.00	2,800
GAR	Attached Gara	B	309	40.00	1994		79		0.00	10,800
BMT	Basement-Unfi	B	1,144	26.01	1994		79		0.00	22,900
SHED	Shed	L	136	18.00	1996		54		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	302.93	346,552
BMT	Basement Area	0	1,144	0	0.00	0
GAR	Attached Garage	0	309	0	0.00	0
WDK	Wood Deck	0	238	0	0.00	0
Ttl Gross Liv / Lease Area		1,144	2,835	1,144		346,552

