

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GUARINO, TERRIA 68 PRUDENCE LANE COTUIT MA 02635		3	Below Street	2	Public Water	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 328,800 158,000	Assessed 328,800 158,000
		4	Gas	1	Paved				
		6	Septic						
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 22824-D (SH 3)					
#DL 1 LOT 87		#DL 2		Life Estate					
GIS ID F_947567_2696881		Assoc Pid#		PP STATU					
						Total 486,800 486,800			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GUARINO, TERRIA		C217833	0	11-09-2018	Q	I	329,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BEAMISH, CHRISTOPHER		C195927	0	12-21-2011	Q	I	249,900	00	2023	1010	283,400	2022	1010	248,800	2021	1010	200,500
WAKEBY DEVELOPMENT, INC		C195271	0	09-27-2011	U	I	183,000	1		1010	143,600		1010	106,400		1010	106,400
GENT, JILLIAM M & MARK C		C181869	0	12-15-2006	U	I	10	1A								1010	5,900
GENT, JILLIAM MORSE		C181868	0	12-15-2006	U	I	10	1A	Total		427,000	Total		355,200	Total		312,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	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

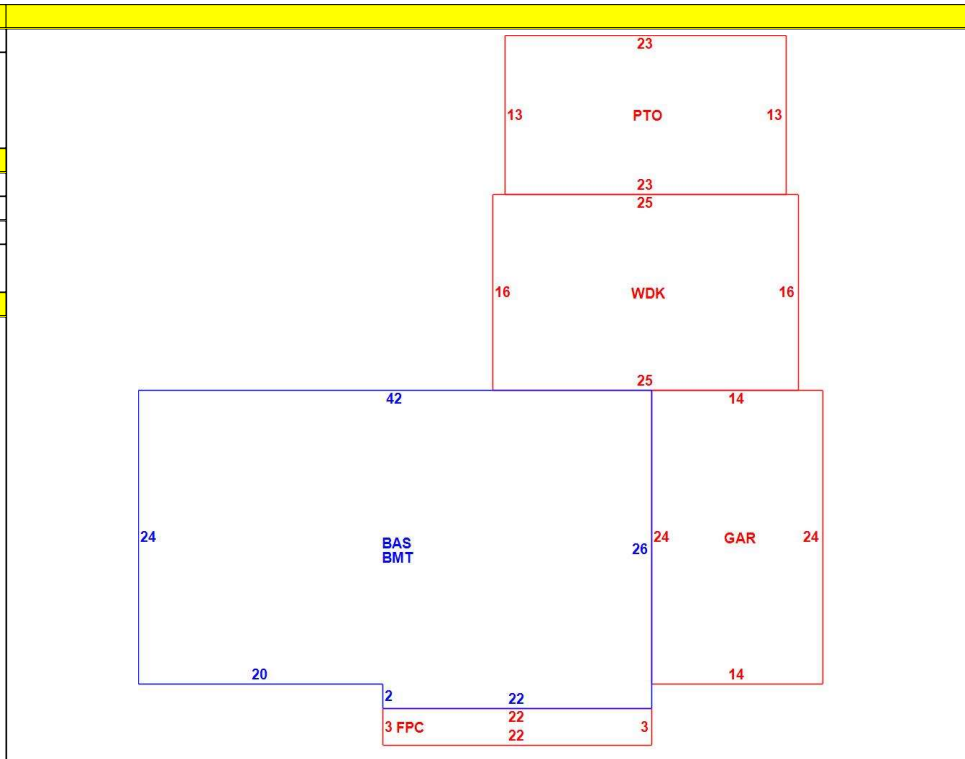
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	278,400
Appraised Xf (B) Value (Bldg)	43,300
Appraised Ob (B) Value (Bldg)	7,100
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	486,800
Valuation Method	C
Total Appraised Parcel Value	486,800

NOTES									
BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
EXPR-21-6	04-12-2021	835	Sid/Wind/Roof/	3,541	06-30-2021	100	06-30-2021	insulation and air sealing work	
201105601	10-12-2011	NW	New Windows	5,200	03-02-2012	100	06-30-2012	8 HARVEY UV .30	
65406	10-20-2002	SH	Shed	2,500	06-30-2003	100	06-30-2003	SHED 10X12	
B22112	04-01-1980	DW	Dwelling	0	01-15-1981	100	06-30-1981	CO 1 ST	

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpost/Result				
11-04-2022	DB	02		03	Cycl Insp Comp				
06-11-2020	WD			FR	Field Review				
10-09-2019	JD	03		16	In Office Review				
01-15-2013	RB	03		03	Cycl Insp Comp				
03-02-2012	NF	02		20	Sale Review				
01-04-2006	JS	02		49	N/C - Cyclical Insp.				
07-01-2005	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	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value					158,000

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	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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
Adjust Typ		Code	Description	Factor%	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				323,774	
Year Built				1980	
Effective Year Built				2001	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				14	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				86	
RCNLD				278,400	
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	2003		86		0.00	4,300
WDC	Wood Decking	L	400	20.00	1998		58		0.00	4,500
PAT1	Patio- Average	L	299	5.89	1998		79		0.00	1,400
FOPC	Open Prch-roo	B	66	55.00	2003		86		0.00	3,000
GAR	Attached Gara	B	336	40.00	2003		86		0.00	12,400
BMT	Basement-Unfi	B	1,052	26.01	2003		86		0.00	23,600
SHED	Shed	L	120	18.00	1997		56		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,052	1,052	1,052	307.77	323,774
BMT	Basement Area	0	1,052	0	0.00	0
FPC	Open Porch Conc. Floor	0	66	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
PTO	Patio	0	299	0	0.00	0
WDK	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		1,052	3,205	1,052		323,774

