

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MORGAN, CHERYLA  40 PRUDENCE LN  COTUIT MA 02635		1 Level	2 Public Water			Description	Code	Assessed	Assessed
			4 Gas	1 Paved		RESIDENTL	1010	291,900	291,900
			6 Septic			RES LAND	1010	158,000	158,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 85 #DL 2 GIS ID F_947816_2697008			Plan Ref. Land Ct# 22824-D (SH 3) #SR Life Estate PP STATU Assoc Pid#			Total 449,900 449,900			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORGAN, CHERYLA	C177468	0	07-29-2005	Q	I	329,900	00	Year	Code	Assessed	Year	Code	Assessed			
DICARLO, ELLA C	C154271	0	08-06-1999	Q	I	145,000	00	2023	1010	257,000	2022	1010	224,600			
BROADWELL, HARRY JR	C138727	0	10-15-1995	Q	I	110,000	U		1010	143,600		1010	106,400			
STEIDLER, JAMES F	C110041	0	02-15-1987	Q	V	60,500	U					1010	4,800			
CYR, KEVIN E	C96152	0	04-15-1984	U	V	30,000	G	Total		400,600	Total		331,000	Total		294,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	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)	238,300
Appraised Xf (B) Value (Bldg)	48,800
Appraised Ob (B) Value (Bldg)	4,800
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	449,900
Valuation Method	C
Total Appraised Parcel Value	449,900

NOTES								

**LAND LINE VALUATION SECTION**

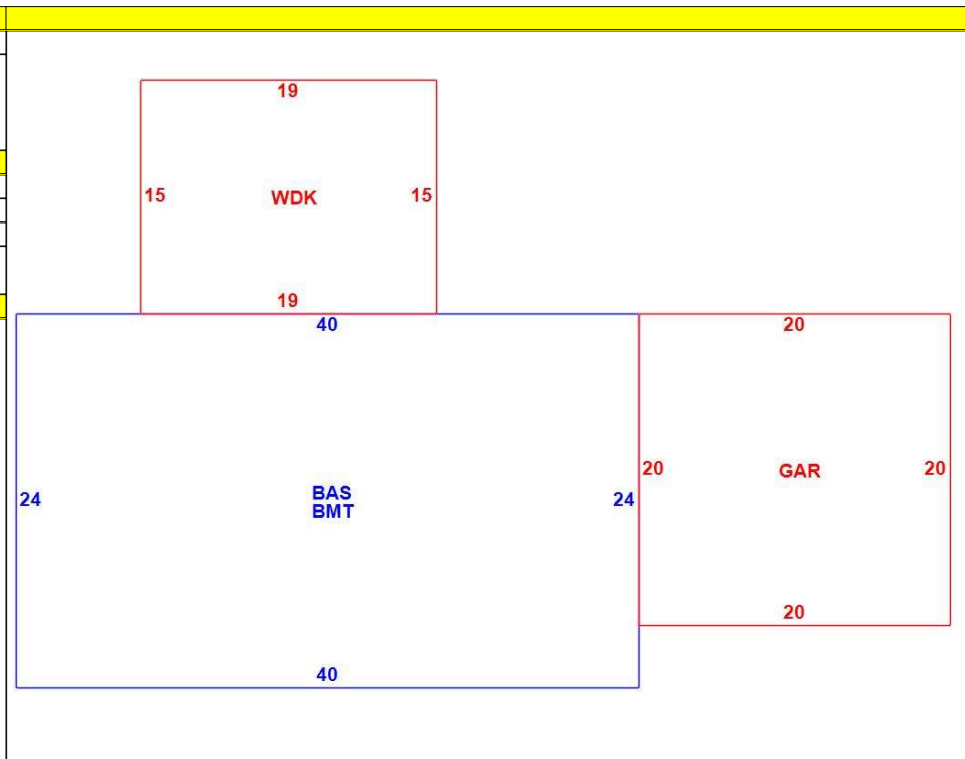
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201002024	05-24-2010	WD	Wood Deck	6,500	06-30-2012	100	06-30-2012	REPL EXIST DECK & FRNCH	08-29-2023	JO	03		16	In Office Review
70260	07-22-2003	NR	New Roof	3,500	11-12-2003	100	01-01-2004	REROOF GOING OVR 1 LAY	11-04-2022	DB	02		03	Cycl Insp Comp
B30752	05-01-1987	DW	Dwelling	50,000	01-15-1989	100	06-30-1989	CO LOT 85	06-11-2020	WD			FR	Field Review
									01-15-2013	RB	03		03	Cycl Insp Comp
									09-12-2012	RB	03		16	In Office Review
									12-14-2005	PT	02		01	Meas/Est
									07-01-2005	PT	02		01	Meas/Est

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	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	283,642
Year Built	1987
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	238,300
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
BFA1	Bsmt Fin-Goo	B	500	32.56	2001		84		0.00	13,700
GAR	Attached Gara	B	400	40.00	2001		84		0.00	13,400
BMT	Basement-Unfi	B	960	26.01	2001		84		0.00	21,700
WDC	Wood Decking	L	285	20.00	2010		82		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	295.46	283,642
BMT	Basement Area	0	960	0	0.00	0
GAR	Attached Garage	0	400	0	0.00	0
WDC	Wood Deck	0	285	0	0.00	0
Ttl Gross Liv / Lease Area		960	2,605	960		283,642

