

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
BREAULT, ROLAND W JR & MARCIA 24 MELISSA LANE COTUIT MA 02635				1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
						4	Gas					RESIDENTL	1010	630,400	630,400
						6	Septic					RES LAND	1010	246,900	246,900
SUPPLEMENTAL DATA												Total			
Alt Prcl ID						Plan Ref. 426/99									
Split Zonin						Land Ct#									
BID Parcel						#SR									
ResExpt Q YES:						Life Estate									
#DL 1 LOT 1						PP STATU									
#DL 2						Assoc Pid#									
GIS ID F_942699_2695937															

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BREAULT, ROLAND W JR & MARCIA L				28331	0160	08-18-2014	Q	I			523,800	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SVENSSON, KARL N & CAROLYN L TRS				19455	0253	01-19-2005	U	I			100	1F	2023	1010	566,300	2022	1010	476,900	2021	1010	396,600
SVENSSON, KARL N & CAROLYN L				12896	0148	03-22-2000	U	I			335,000	1		1010	224,400			154,400			156,800
MMMD CORPORATION				12896	0145	03-22-2000	U	I			20,333	1B								1010	15,800
DEDECKO, NANCY A TR				12498	0198	08-25-1999	U	V			0	1A	Total								
												790,700		Total		631,300		Total		569,200	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	5C	RESIDENTIAL EXEMPTION	0.00				
2024	22	VETERAN					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	555,600
Appraised Xf (B) Value (Bldg)	59,000
Appraised Ob (B) Value (Bldg)	15,800
Appraised Land Value (Bldg)	246,900
Special Land Value	0
Total Appraised Parcel Value	877,300
Valuation Method	C
Total Appraised Parcel Value	877,300

NOTES									

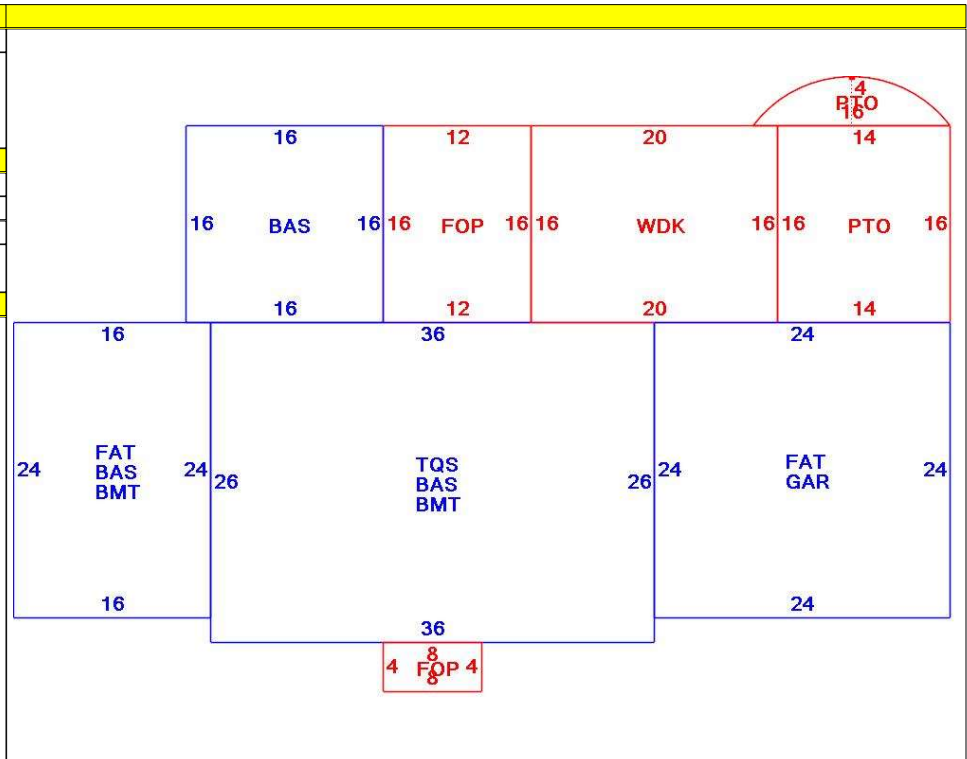
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-6	06-08-2023	835	Sid/Wind/Roof/	18,371		100		Like for like replacement of 14		08-03-2023	EG	03		16	In Office Review
EXPR-22-5	04-10-2022	835	Sid/Wind/Roof/	25,795		100		Strip and reroof home with Lan		11-16-2022	EG	03		16	In Office Review
EXPR-21-4	03-22-2021	835	Sid/Wind/Roof/	4,644		100		Insulation and Air Sealing.		09-01-2021	JD	03		16	In Office Review
18-3059	09-14-2018	833	Shd-Res-under	0	06-30-2019	100	06-30-2019	8 x 12 shed		08-13-2020	PK	03		16	In Office Review
17-1045	04-14-2017	804	Addn Alt-Res	35,000	08-18-2017	100	06-30-2018	CONSTRUCTION OF A SCRE		05-26-2020	DM			FR	Field Review
37714	04-12-1999	DW	Dwelling	124,520	01-01-2000	100	06-30-2000			10-04-2019	SR	01		02	Bldg Permit Completed
										09-10-2019	JD	03		16	In Office Review

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0107	1.400				1.0000	246,881.6	246,900	
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00						Total Land Value		246,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	03	Plastered			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA					
Parcel Id		C		Owne	0.0
Adjust Type	Code	Description		Factor%	
Condo Flr					
Condo Unit					

COST / MARKET VALUATION		
Building Value New		624,221
Year Built		1999
Effective Year Built		2005
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		555,600
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
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200
WDC	Deck comp w	L	320	28.00	2005		72		0.00	6,400
FOP	Open Porch-ro	B	32	55.00	2007		89		0.00	2,200
GAR	Attached Gara	B	576	40.00	2007		89		0.00	18,200
BMT	Basement-Unfi	B	1,320	26.01	2007		89		0.00	28,700
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
FOP	Open Porch-ro	B	192	55.00	2007		89		0.00	7,700
PAT2	Patio-Good	L	269	9.94	2018		99		0.00	2,700
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,576	1,576	1,576	268.14	422,582
BMT	Basement Area	0	1,320	0	0.00	0
FAT	Attic, Finished	144	960	144	40.22	38,612
FOP	Open Porch	0	224	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	269	0	0.00	0
TQS	Three Quarter Story	608	936	608	174.17	163,027
WDK	Wood Deck	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		2,328	6,181	2,328		624,221

