Property Location 90 FOX DEN BLUFF ROAD | Map ID 041/ 035/ / / | Bldg Name | State Use 1010
Vision ID 2770 | Account # 318043 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/30/2024 5:48:11 PM

CURRENT OWNER

TWOMEY, THOMAS W & KATHALENE

90 FOX DEN BLUFF RD

COTUIT MA 02635

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	2	Public Water				
		4	Gas	1	Paved		
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	39660
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 19	PP STATU	
#DL 2			
GIS ID	F_947363_2699235	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	602,200	602,200
RES LAND	1010	182,000	182,000
Total		784,200	784,200

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
TWOMEY, THOMAS W & KATHALENE D	C143814	0	03-14-1997	U	I	1	1A
TWOMEY, THOMAS M	C137081	0	05-15-1995	Q	V	55,000	U
DEBARROS, JOSEPH P &	C119762	0	02-15-1990	Q	V	57,500	U
COTUIT WOODS CORPORATION	C119761	0	02-15-1990	U	V	1	B
BRACKETT, RICHARD W & CONSTANCE	C117406	0	03-15-1989	U	V	1	A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	497,900	2022	1010	415,400	2021	1010	336,600
	1010	166,000		1010	124,500		1010	124,500
							1010	48,100
	Total	663,900		Total	539,900		Total	509,200

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	475,400
Appraised Xf (B) Value (Bldg)	46,400
Appraised Ob (B) Value (Bldg)	80,400
Appraised Land Value (Bldg)	182,000
Special Land Value	0
Total Appraised Parcel Value	784,200
Valuation Method	C
Total Appraised Parcel Value	784,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				COTUIT

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20-736	03-25-2020	839	Solar Panel-Re	49,000	06-30-2020	100	06-30-2020	Install 11.025 kw solar panels
17-831	03-27-2017	835	Sid/Wind/Roof/	7,500	06-30-2017	100	06-30-2017	Reroof (stripping old shingles)
21458	03-04-1997	DW	Dwelling	140,000	11-18-1998	100	01-01-1998	DW & POOL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-29-2023	JO	03		16	In Office Review
12-19-2022	DB	02		03	Cycl Insp Comp
07-13-2020	CK	02		02	Bldg Permit Completed
05-20-2020	LS			FR	Field Review
07-20-2015	TP	03		16	In Office Review
09-25-2013	RB	03		03	Cycl Insp Comp

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	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	2	0.400	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	5,700

Total Card Land Units 1.40 AC | Parcel Total Land Area 1.40 | Total Land Value 182,000

Property Location 90 FOX DEN BLUFF ROAD | Map ID 041/ 035/ / / | Bldg Name | State Use 1010
Vision ID 2770 | Account # 318043 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/30/2024 5:48:12 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C+	Average Plus
Stories	2	2 Stories
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
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		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	3	
Half Baths	1	
Extra Fixtures		
Total Rooms	9	9 Rooms
Bath Style	02	Average
Kitchen Style	02	Modernized
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	31	3 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

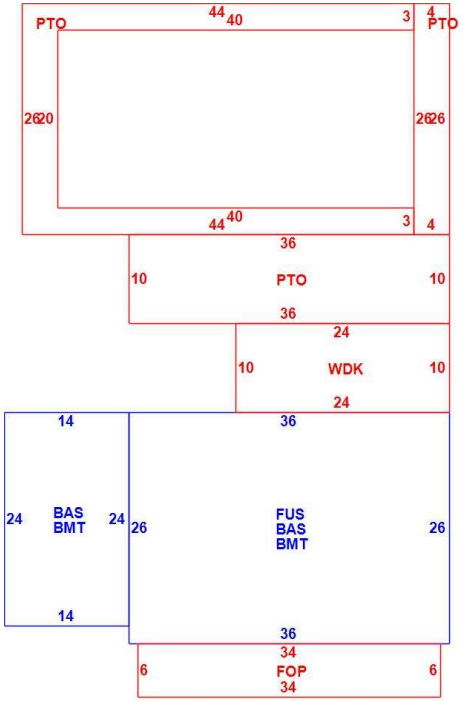
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	540,262
Year Built	1997
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	475,400
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
BGR2	2 Stall Bmt Ga	B	1	3244.00	2006		88		0.00	2,900
SPL2	Pool Vinyl	L	800	55.00	1997		56	00	1.00	22,900
WDC	Wood Decking	L	240	20.00	2004		70		0.00	3,700
FOP	Open Porch-ro	B	204	55.00	2006		88		0.00	8,000
BMT	Basement-Unfi	B	1,272	26.01	2006		88		0.00	27,600
PAT1	Patio- Average	L	448	5.89	2000		81		0.00	2,100
PAT2	Patio-Good	L	360	9.94	2000		81		0.00	2,900
SPH3	Pool Heater 80	L	1	4116.00	2000		62		0.00	2,600
FNP1	FENCE CHAI	L	140	15.90	1997		56	C	1.00	1,200
FNG1	Gate 4'hx3'w	L	2	301.53	1997		56	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	244.68	311,238
BMT	Basement Area	0	1,272	0	0.00	0
FOP	Open Porch	0	204	0	0.00	0
FUS	Upper Story	936	936	936	244.68	229,024
PTO	Patio	0	808	0	0.00	0
WDK	Wood Deck	0	240	0	0.00	0
	Ttl Gross Liv / Lease Area	2,208	4,732	2,208		540,262

Property Location 90 FOX DEN BLUFF ROAD | Map ID 041/ 035/ / / | Bldg Name | State Use 1010
Vision ID 2770 | Account # 318043 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/30/2024 5:48:12 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
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		4 Gas	1 Paved	
		6 Septic		
90 FOX DEN BLUFF RD				
COTUIT MA 02635				

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	1010	166,000		1010	124,500		1010	124,500
							1010	48,100
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Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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Nbhd	Nbhd Name	B	Tracing	Batch
0105				COTUIT

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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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

Total Card Land Units | Parcel Total Land Area | Total Land Value

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Kitchen Style	02	Modernized
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Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	31	3 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

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	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
SOL2	Solar PV Pane	B	35	725.00	2006		0		0.00	0
FOP	Open Porch-ro	B	200	55.00	2006		88		0.00	7,900
GAZ1	Gazebo - Stan	L	1	12887.00	2020		100	C	1.00	12,900
SHED	Shed	L	64	18.00	2004		70		0.00	800
SHED	Shed	L	96	18.00	2010		82		0.00	1,400
SHED	Shed	L	100	18.00	2010		82		0.00	1,500
FOPG	Open Prch-rf-c	L	456	49.37	2020		100	C+	1.10	17,400
WDC	Wood Deck w/	L	120	18.00	2020		100		0.00	3,400
PATC	Conc Pavers	L	288	15.46	2022		100		0.00	4,500
PRG1	Pergola-Avg	L	140	18.00	2022		100	C+	1.10	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area					