

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
LATUS, JOHN M & LAUREL R TRS LATUS FAMILY REVOCABLE TRUST PO BOX 423 CUMMAQUID MA 02637		1 Level	2 Public Water			Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	357,400	357,400	
			6 Septic			RES LAND	1010	1,359,200	1,359,200	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin RF-1;RF-2			Plan Ref. Land Ct# 16291-A					
BID Parcel		ResExpt Q YES:			#SR					
#DL 1					Life Estate					
#DL 2					PP STATU					
GIS ID F_994035_2719232					Assoc Pid#					
							Total	1,716,600	1,716,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LATUS, JOHN M & LAUREL R TRS	C168315	0	02-22-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
LATUS, JOHN M	C125954	0	03-11-1992	U	I	1	1A	2023	1010	302,900	2022	1010	249,700		
LATUS, MICHAEL B & JOHN M TRS	C118289	0	08-21-1989	U	I	1	1A		1010	1,255,000		1010	719,800		
LATUS, MARION C	#D45627	0	04-22-1988	U								1010	1,600		
LATUS, EDWARD W & MARION C	C7403	0	06-16-1945	U											
								Total		1,557,900	Total		969,500	Total	903,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2023	5C	RESIDENTIAL EXEMPTION	0.00									
			Total					0.00				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114				BARNS	Appraised Bldg. Value (Card)	336,600	
					Appraised Xf (B) Value (Bldg)	19,200	
					Appraised Ob (B) Value (Bldg)	1,600	
					Appraised Land Value (Bldg)	1,359,200	
					Special Land Value	0	
					Total Appraised Parcel Value	1,716,600	
					Valuation Method	C	
					Total Appraised Parcel Value	1,716,600	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										08-25-2022	JO			16	In Office Review
										05-04-2020	DM			FR	Field Review
										10-07-2015	SR	01		03	Cycl Insp Comp
										08-06-2012	RB	03		16	In Office Review
										09-16-2000	PT	01		00	Meas/Listed-Interior Acces
										11-15-1990	ME	02		01	Meas/Est

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
38433	05-14-1999	WD	Wood Deck	3,000	06-05-2000	100	01-01-2000			08-25-2022	JO			16	In Office Review

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	SPLI	1	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0114	6.500	ROW ACCESS ONLY		1.0000	1,146,236		
1	1010	Single Fam M-0	SPLI	1	2.300	AC 14,250.00	1.00000	1.0000	0	1.00	0114	6.500			1.0000	92,625		
					Total Card Land Units	3.30	AC	Parcel Total Land Area					3.30				Total Land Value	1,359,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	09	Pine/Soft Wood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
COST / MARKET VALUATION					
Heat Fuel	02	Oil	Building Value New		487,773
Heat Type	05	Hot Water	Year Built		1912
AC Type	01	None	Effective Year Built		1979
Bedrooms	04	4 Bedrooms	Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %		31
Total Rooms	7	7 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy	1		Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		69
Foundation Alt	05	Stone Walls	RCNLD		336,600
Rms Prts			Dep % Ovr		
Bath Split	21	2 Full-1 Half	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
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
WDC	Wood Decking	L	192	20.00	1986		34		0.00	1,600
FOP	Open Porch-ro	B	248	55.00	1979		69		0.00	7,100
BMT	Basement-Unfi	B	256	26.01	1979		69		0.00	7,700
UST	Utility Storage-	B	16	17.11	1979		69		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,048	1,048	1,048	302.40	316,916
BMT	Basement Area	0	256	0	0.00	0
FHS	Half Story	128	256	128	151.20	38,707
FOP	Open Porch	0	248	0	0.00	0
TQS	Three Quarter Story	437	672	437	196.65	132,149
UST	Utility Enclosure	0	16	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,613	2,688	1,613		487,772

