

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SIKORA, RONALD W 40 BOB-WHITE RUN COTUIT MA 02635		2 Above Street	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 333,800 169,500	Assessed 333,800 169,500
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 308/23					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 2		#DL 2		Life Estate					
GIS ID F_943346_2696059		Assoc Pid#		PP STATU					

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIKORA, RONALD W		8539 0045	04-15-1993	Q	I	99,500	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JAROFF, DAVID B		7279 0152	08-15-1990	U	I	100	A	2023	1010	295,300	2022	1010	246,900	2021	1010	207,600
ASSELTA, RALPH A & JAROFF, DAVID B		4837 0339	12-15-1985	Q	I	119,000	U		1010	154,100		1010	114,100		1010	114,100
DELANEY, JOHN J TR		4608 0236	07-15-1985	Q	V	30,000	U								1010	4,600
TERILA, ISABEL C		1779 0153	12-27-1972	U		0		Total		449,400	Total		361,000	Total		326,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0105				COTUIT													
NOTES																	
Appraised Bldg. Value (Card) 304,100																	
Appraised Xf (B) Value (Bldg) 25,100																	
Appraised Ob (B) Value (Bldg) 4,600																	
Appraised Land Value (Bldg) 169,500																	
Special Land Value 0																	
Total Appraised Parcel Value 503,300																	
Valuation Method C																	
Total Appraised Parcel Value												503,300					

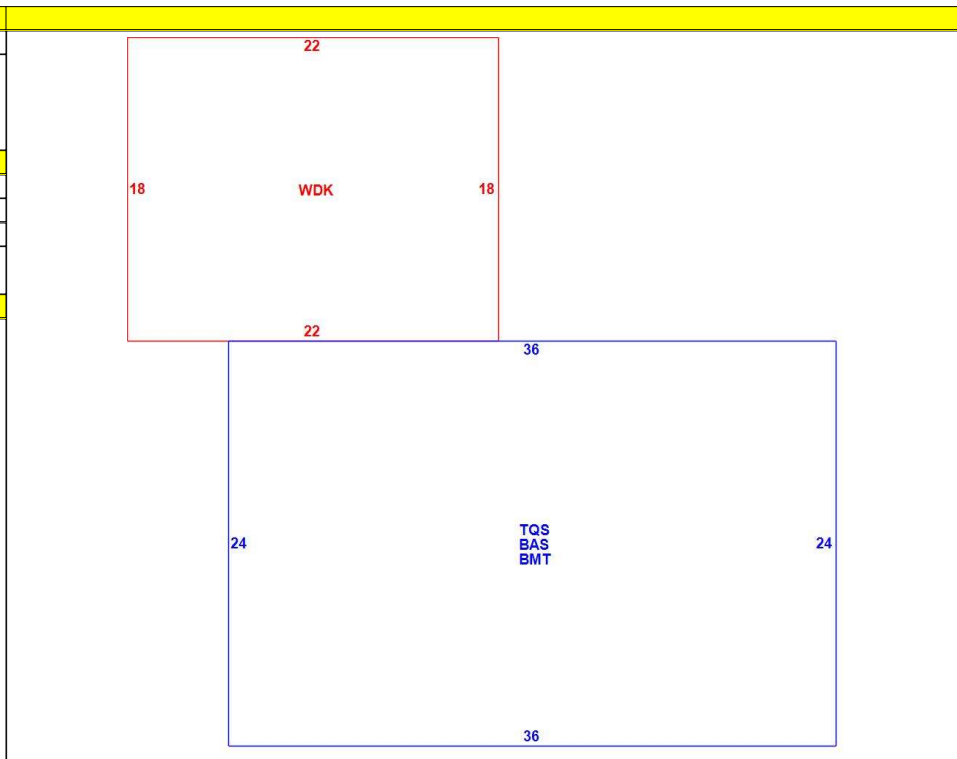
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-980	04-10-2017	835	Sid/Wind/Roof/	5,350	06-30-2017	100	06-30-2017	re-roof stripping old shingles -	07-26-2023	JO	03		16	In Office Review
B28449	09-02-1985	DW	Dwelling	45,000	01-15-1986	100	12-30-1986	CO 11/2 S	08-26-2021	CK	02		03	Cycl Insp Comp
B28449A	09-01-1985	DW	Dwelling	45,000	01-15-1986	100	12-30-1986	CO 11/2 S	05-26-2020	DM			FR	Field Review
									03-04-2014	SR	02		03	Cycl Insp Comp
									02-21-2014	JR	03		16	In Office Review
									01-18-2005	PT	02		01	Meas/Est
									01-10-2005	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	0.690 AC	176,344.00	1.39292	1.0000	5	1.00	0105	1.000		1.0000	245,629.5	169,500
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value			169,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	362,004
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	304,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
WDC	Wood Decking	L	396	20.00	1999		60		0.00	4,600
BMT	Basement-Unfi	B	864	26.01	2000		84		0.00	20,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	253.86	219,335
BMT	Basement Area	0	864	0	0.00	0
TQS	Three Quarter Story	562	864	562	165.13	142,669
WDK	Wood Deck	0	396	0	0.00	0
Ttl Gross Liv / Lease Area		1,426	2,988	1,426		362,004

