

| CURRENT OWNER | | | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|--|--|--|-----------|-------------|----------|--------------------|------|----------|----------|-------------------------------------|
| GUARINO, RUSSELLA 15 ELMWOOD CIRCLE COTUIT MA 02635 | | | | 3 | 2 | 1 | | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA |
| | | | | | 6 | | | RESIDNTL | 1010 | 744,900 | 744,900 | |
| | | | | | | | | RES LAND | 1010 | 247,100 | 247,100 | VISION |
| SUPPLEMENTAL DATA | | | | | | | | Total | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_942426_2696005 | | | | Plan Ref. 446/70 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-----------------------------------|-------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| GUARINO, RUSSELLA | 29124 | 0268 | 09-08-2015 | U | I | 341,000 | 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| FRIEDLAENDER, NATHANIEL M & KRIST | 26957 | 0063 | 12-17-2012 | U | I | 1 | 1A | 2023 | 1010 | 660,400 | 2022 | 1010 | 560,300 | 2021 | 1010 | 473,300 |
| FRIEDLAENDER, JULIUS STEPHEN | 26943 | 0313 | 12-12-2012 | U | I | 337,500 | 1S | | 1010 | 224,600 | | 1010 | 154,600 | | 1010 | 157,000 |
| HUDSON CITY SAVINGS BANK | 26727 | 0154 | 10-02-2012 | U | I | 415,000 | 1L | | | | | | | | 1010 | 9,800 |
| LANMAN, THOMAS H III & KRISTIN A | 19030 | 0329 | 09-15-2004 | U | I | 100 | 1A | Total | | 885,000 | Total | | 714,900 | Total | | 640,100 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| 2018 | 5C | RESIDENTIAL EXEMPTION | 0.00 | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | |
|------------------------|-----------|---|---------|-------------------------|--|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | |
| 0107 | | | COTUIT | | | | |

| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|-------------------------------|--|--|--|--|--|---------|
| | | | | | | | | | | Appraised Bldg. Value (Card) | | | | | | 667,900 |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | 67,200 |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | 9,800 |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | | | 247,100 |
| | | | | | | | | | | Special Land Value | | | | | | 0 |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 992,000 |
| | | | | | | | | | | Valuation Method | | | | | | C |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 992,000 |

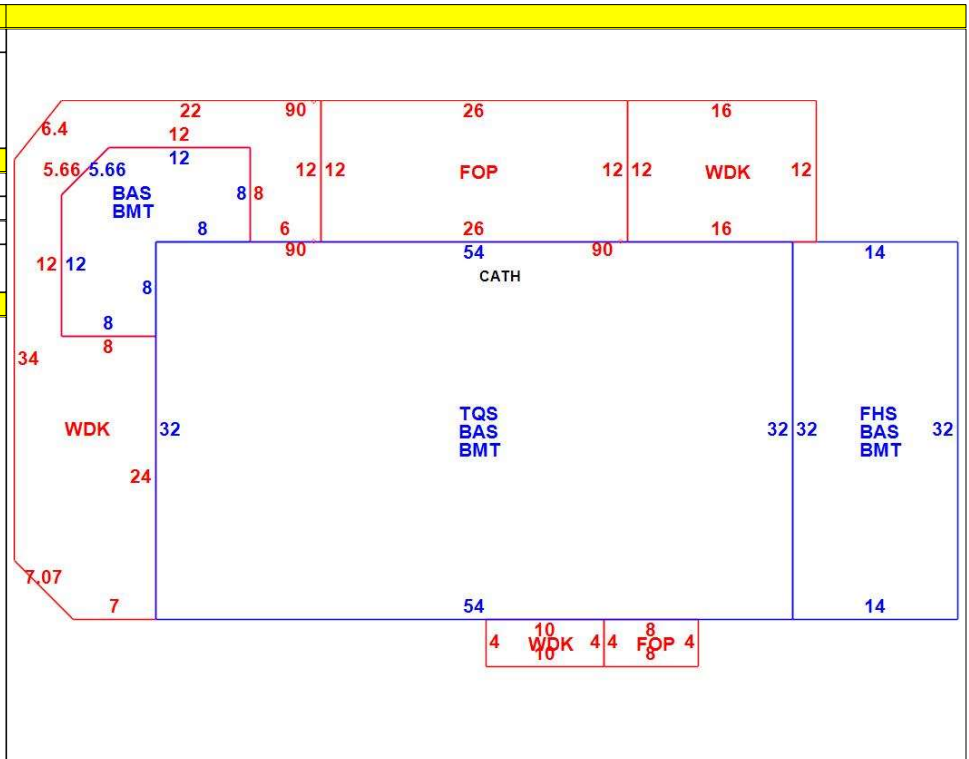
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|------------------------|------------|------|-------------|---------|------------|--------|------------|------------------------|------------|-----|------|----|----|-------------------|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | |
| 71831 | 09-26-2003 | AD | Addition | 100,000 | 11-23-2004 | 100 | 01-01-2005 | | 08-26-2021 | CK | 01 | | 03 | Cycl Insp Comp | |
| B32516 | 12-01-1988 | DW | Dwelling | 100,000 | 01-15-1990 | 100 | 12-31-1990 | CO 11/2 S | 05-26-2020 | DM | | | FR | Field Review | |
| | | | | | | | | | 08-14-2017 | MLF | 03 | | 22 | Change of Address | |
| | | | | | | | | | 08-11-2017 | GC | 03 | | 16 | In Office Review | |
| | | | | | | | | | 07-20-2015 | TP | 03 | | 16 | In Office Review | |
| | | | | | | | | | 05-12-2015 | JR | 03 | | 03 | Cycl Insp Comp | |
| | | | | | | | | | 08-29-2013 | 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 | 0107 | 1.400 | | 1.0000 | 246,881.6 | 246,900 |
| 1 | 1010 | Single Fam M-0 | RF | 2 | 0.090 | AC 2,375.00 | 1.00000 | 1.0000 | 0 | 1.00 | WTLD | 1.000 | WETLAND | 1.0000 | 2,375 | 200 |
| Total Card Land Units | | | | | 1.09 | AC | Parcel Total Land Area | | | | | 1.09 | Total Land Value | | | 247,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| Stories | 2 | 2 Stories | | | |
| Exterior Wall 1 | 11 | Clapboard | | | |
| 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 | 11 | Ceram Clay Til | | | |
| Interior Floor 2 | 09 | Pine/Soft Wood | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 7 | 7 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 31 | 3 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 | 776,617 |
| Year Built | 1990 |
| Effective Year Built | 2001 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 14 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 86 |
| RCNLD | 667,900 |
| 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 | 2003 | | 86 | | 0.00 | 5,200 |
| FPO | Ext FP Openin | B | 1 | 2000.00 | 2003 | | 86 | | 0.00 | 1,700 |
| BGR2 | 2 Stall Bmt Ga | B | 1 | 3244.00 | 2003 | | 86 | | 0.00 | 2,800 |
| WDC | Wood Decking | L | 722 | 20.00 | 2006 | | 74 | | 0.00 | 9,800 |
| FOP | Open Porch-ro | B | 344 | 55.00 | 2003 | | 86 | | 0.00 | 11,600 |
| BMT | Basement-Unfi | B | 2,360 | 26.01 | 2003 | | 86 | | 0.00 | 43,700 |
| FPLG | Gas Fireplace- | B | 1 | 2500.00 | 2003 | | 86 | | 0.00 | 2,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,360 | 2,360 | 2,360 | 209.50 | 494,420 |
| BMT | Basement Area | 0 | 2,360 | 0 | 0.00 | 0 |
| FHS | Half Story | 224 | 448 | 224 | 104.75 | 46,928 |
| FOP | Open Porch | 0 | 344 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 1,123 | 1,728 | 1,123 | 136.15 | 235,269 |
| WDK | Wood Deck | 0 | 722 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 3,707 | 7,962 | 3,707 | | 776,617 |

