

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LANG, CLAYTON T JR & SHERRY LT LANG FAMILY INVESTMENT TRUST 115 CLAMSHELL COVE ROAD		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
		6 Septic				RESIDENTL	1010	579,200	579,200
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	276,900	276,900
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 29 #DL 2 GIS ID F_940644_2682627	Plan Ref. 134/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		856,100

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LANG, SHERRY L TR	35999	59	05-01-2023	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
LANG, CLAYTON T JR & SHERRY L TRS	30418	0213	04-13-2017	U	I	100	1F	2023	1010	504,800	2022	1010	436,600
LANG, CLAYTON T & SHERRY L	12012	0075	01-22-1999	Q	I	290,000	00		1010	273,900		1010	175,500
RANDOLPH, KENNETH L & KARIN	4578	0302	06-15-1985	Q	V	44,000	U					1010	13,100
NEILL, ALBERT J & ESTHER E	1176	0187	10-15-1962	U		0		Total		778,700	Total		612,100
								Total			Total		546,200

EXEMPTIONS		OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description
2024	5C	RESIDENTIAL EXEMPTION			
		Total	0.00		

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0108	COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	502,200
Appraised Xf (B) Value (Bldg)	63,900
Appraised Ob (B) Value (Bldg)	13,100
Appraised Land Value (Bldg)	276,900
Special Land Value	0
Total Appraised Parcel Value	856,100
Valuation Method	C
Total Appraised Parcel Value	856,100

NOTES	

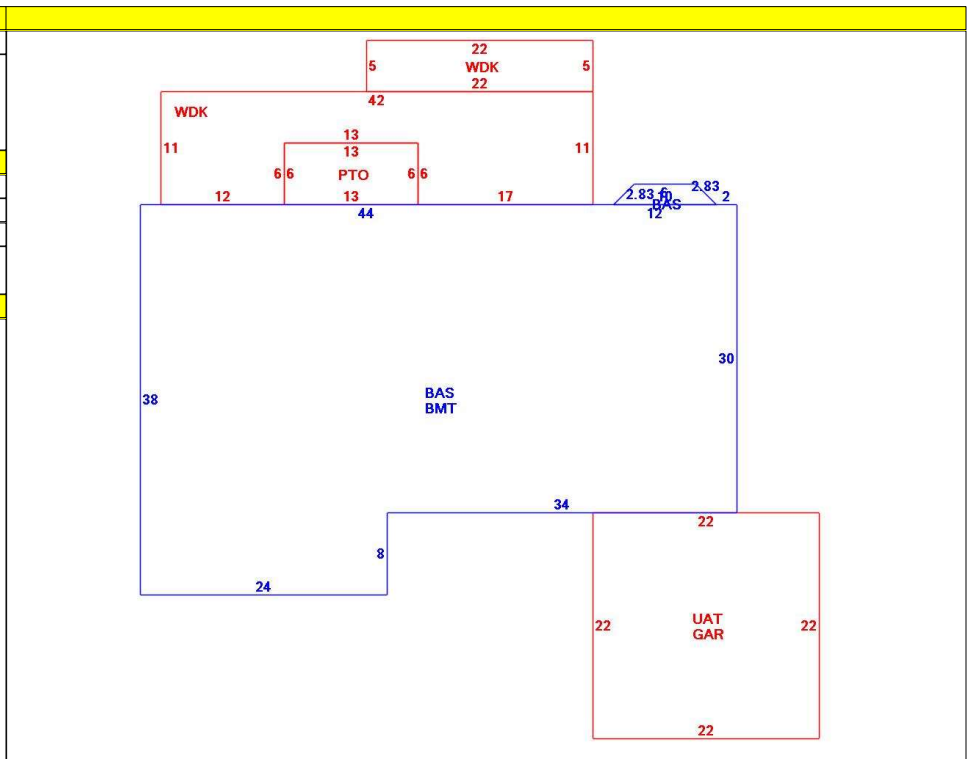
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-3059	10-19-2016	880	Alt-Int work-Res	16,110	06-30-2017	100	06-30-2017	update/remodel master bath	07-24-2023	YB	03		16	In Office Review
201502399	06-01-2015	WD	Wood Deck	520	06-30-2016	100	06-30-2016	CONSTRUCT A 4 1/2X22 EXT	06-04-2020	DM			FR	Field Review
200904940	10-19-2009	GN	Generator	0	06-30-2012	100	06-30-2012	GAS GENERATOR	07-17-2017	TR	03		16	In Office Review
20063199	09-13-2006	OT	Other	0	06-30-2007	100	06-30-2007	HEATING BOILER-GAS	12-07-2015	SR	02		02	Bldg Permit Completed
80742	11-16-2004	NR	New Roof	7,762	03-16-2005	100	01-01-2005	STRP OLD	09-17-2012	RB	03		16	In Office Review
B36910	07-01-1994	AD	Addition	16,600	01-15-1995	100	01-15-1995	CO GARAGE	12-20-2011	RB	03		16	In Office Review
B32518	12-01-1988	DW	Dwelling	125,000	01-15-1990	100	01-15-1990	CO 1 STOR	05-05-2011	RB	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	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0108	1.700		1.0000	485,792.4	276,900
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			276,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	564,291
Year Built	1989
Effective Year Built	2005
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	502,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	2007		89		0.00	4,500
BFA	Bsmt Fin-Avg	B	300	17.36	2007		89		0.00	4,600
WDC	Wood Decking	L	384	20.00	2000		62		0.00	4,600
GAR	Attached Gara	B	484	40.00	2007		89		0.00	16,100
BMT	Basement-Unfi	B	1,932	26.01	2007		89		0.00	38,700
GEN	Emergency Ge	L	1	5550.00	2009		80		0.00	4,400
PAT2	Patio-Good	L	78	9.94	2000		81		0.00	800
WDC	Wood Decking	L	110	20.00	2015		92		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,948	1,948	1,948	282.71	550,721
BMT	Basement Area	0	1,932	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	78	0	0.00	0
UAT	Attic, Unfinished	0	484	48	28.04	13,570
WDK	Wood Deck	0	494	0	0.00	0
Ttl Gross Liv / Lease Area		1,948	5,420	1,996		564,291

