

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SOLOMON, WENDY S & JOHN C  781 OLD POST ROAD PO BOX 189 COTUIT MA 02635		1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	569,300	569,300
		6	Septic							RES LAND	1010	643,900	643,900
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT F1; LOT F3 #DL 2 GIS ID F_952085_2691972						Plan Ref. 363/86; 403/62 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#				Total 1,213,200 1,213,200			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SOLOMON, WENDY S & JOHN C		33331	0093	10-05-2020		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SOLOMON, JOHN COBB		4683	0136	08-26-1985		U	I			22,500	1A	2023	1010	507,800	2022	1010	429,300	2021	1010	195,300
SOLOMON, JOHN COBB		3485	0053	05-15-1982		U	V			30,000	D		1010	460,000		1010	412,800		1010	375,300
																			1010	2,300
Total												967,800	Total	842,100	Total	572,900				

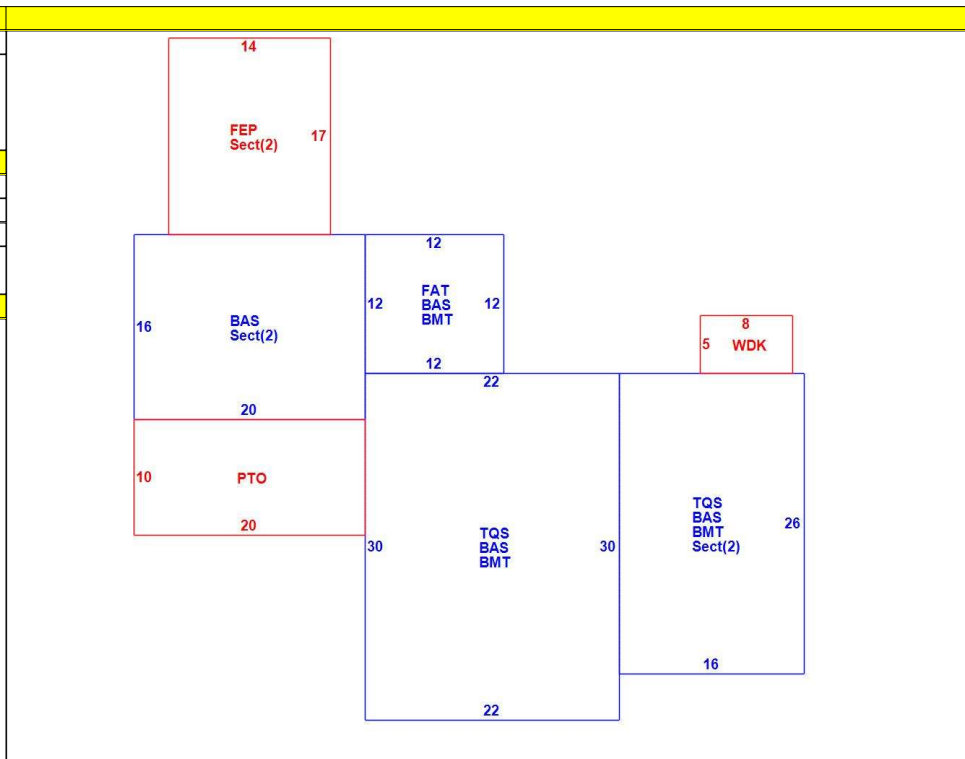
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2024	5C	RESIDENTIAL EXEMPTION																	
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	505,800
0110				COTUIT				Appraised Xf (B) Value (Bldg)	52,800
								Appraised Ob (B) Value (Bldg)	10,700
								Appraised Land Value (Bldg)	643,900
								Special Land Value	0
								Total Appraised Parcel Value	1,213,200
								Valuation Method	C
								Total Appraised Parcel Value	1,213,200

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				
										BLDR-21-12	10-08-2021	839	Solar Panel-Re	32,466	11-08-2021	100	11-08-2021	COMPLETED 11/8/2021 roof		07-24-2023	EG	03		16	In Office Review				
										EXPR-21-1	09-23-2021	835	Sid/Wind/Roof/	1,400		100		Weatherization		05-09-2023	JO	03		02	Bldg Permit Completed				
										20-1488	07-02-2020	804	Addn Alt-Res	225,000	06-30-2021	100	06-30-2021	Master bedroom and bath addi		01-15-2021	SR	01		02	Bldg Permit Completed				
										16-30	01-22-2016	835	Sid/Wind/Roof/	10,000	06-30-2016	100	06-30-2016	REPLACEMENT WINDOWS (		06-08-2020	WD			FR	Field Review				
										B32236	09-01-1988	DW	Dwelling	100,000	01-15-1990	100	12-31-1990	CO 11/2 S		05-18-2020	CK	22		22	Change of Address				
																				05-13-2019	SR	01		03	Cycl Insp Comp				
																				09-21-2015	AL	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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0110	3.100			1.0000	546,666.4	
1	1010	Single Fam M-0	RF	2	2.200	AC 14,250.00	1.00000	1.0000	0	1.00	0110	3.100			1.0000	44,175	
Total Card Land Units					3.20	AC	Parcel Total Land Area					3.20	Total Land Value				643,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		554,397
			Year Built		1988
			Effective Year Built		2000
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		15
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		85
			RCNLD		505,800
			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	2002		85		0.00	5,100
BMT	Basement-Unfi	B	804	26.01	2002		85		0.00	19,300
SHED	Shed	L	64	18.00	1994		50		0.00	600
PATF	Flagstone Pav	L	200	30.00	2020		100		0.00	6,600
WDC	Deck comp w	L	40	28.00	2020		100		0.00	3,500
SOL2	Solar PV Pane	B	39	725.00	2021		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	804	804	804	245.20	197,141
BMT	Basement Area	0	804	0	0.00	0
FAT	Attic, Finished	22	144	22	37.46	5,394
PTO	Patio	0	200	0	0.00	0
TQS	Three Quarter Story	429	660	429	159.38	105,191
WDK	Wood Deck	0	40	0	0.00	0
Ttl Gross Liv / Lease Area		1,255	2,652	1,255		307,726



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