

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, THOMAS J & HAGERTY,  276 COTUIT BAY ROAD  COTUIT MA 02635								Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA
								RESIDENTL	1010	521,100	521,100	
								RES LAND	1010	275,500	275,500	<b>VISION</b>
SUPPLEMENTAL DATA								Total		796,600	796,600	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 91 #DL 2 GIS ID F_950436_2694872						Plan Ref. 292/25 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)								
MCNAMARA, THOMAS J & HAGERTY, EL	34191	328	06-09-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNAMARA, THOMAS J & HAGERTY, EL	25557	0077	07-11-2011	Q	I	425,000	00	2023	1010	452,000	2022	1010	398,100	2021	1010	313,000
PETERSON, ALAN D TR	21492	0209	11-02-2006	U	I	10	1A		1010	272,600		1010	174,600		1010	185,500
PETERSON, ALAN D	2355	0212	06-17-1976	U		0		Total		724,600	Total		572,700	Total		517,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2013	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

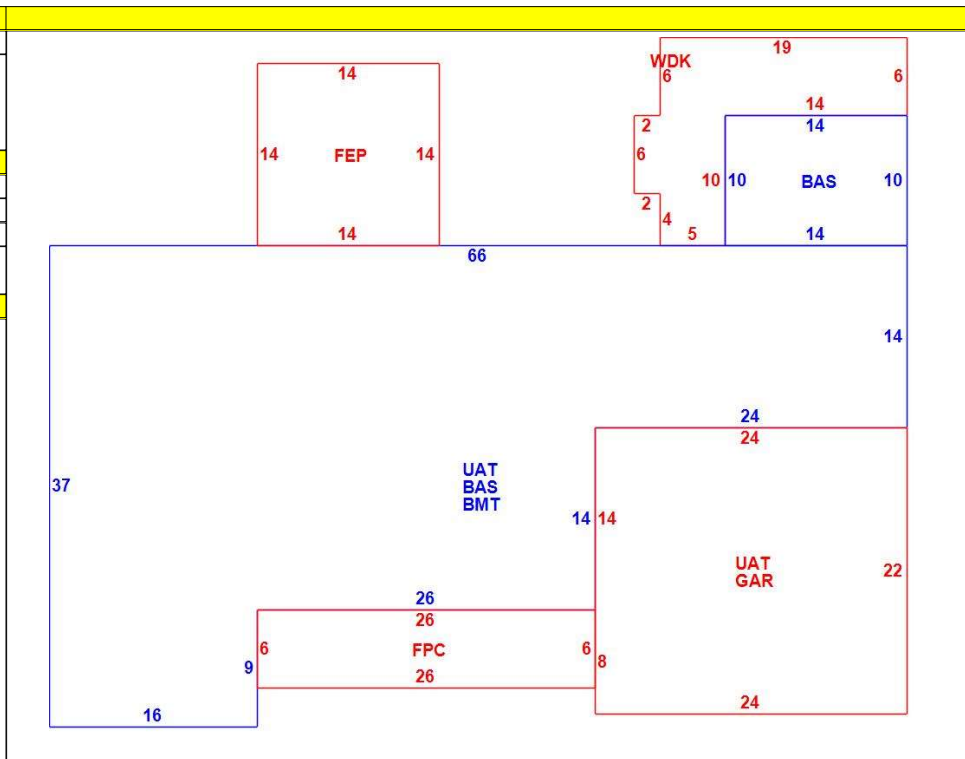
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0108				COTUIT													

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						434,100
										Appraised Xf (B) Value (Bldg)						68,200
										Appraised Ob (B) Value (Bldg)						18,800
										Appraised Land Value (Bldg)						275,500
										Special Land Value						0
										Total Appraised Parcel Value						796,600
										Valuation Method						C
										Total Appraised Parcel Value						796,600

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
18-3070	09-27-2018	804	Addn Alt-Res	30,000	06-30-2019	100	06-30-2019	ADD TO EXISTING HOUSE A	05-29-2020	DM			FR	Field Review
17-4384	01-05-2018	880	Alt-Int work-Res	16,000	06-30-2019	100	06-30-2019	enlarge 8x7 to 8x10 existing b	09-04-2019	SR	01		02	Bldg Permit Completed
201508246	12-28-2015	PV	Solar PV Syste	0	04-27-2016	100	06-30-2016	INSTALL 20 PV SOLAR PANE	05-06-2016	SR	01		02	Bldg Permit Completed
38765	05-28-1999	NR	New Roof	0	01-01-2000	100	01-01-2000		06-07-2012	GC	03		16	In Office Review
B25123	05-01-1983	SP	Swimming Pool	0	01-15-1984	100	12-31-1984	CO POOL	05-14-2012	TP	03		16	In Office Review
B18738	10-01-1976	DW	Dwelling	0	01-15-1978	100	12-31-1978	CO 1 STOR	01-11-2012	NF	01		20	Sale Review
									09-21-2005	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	0.560	AC	176,344.00	1.64114	1.0000	5	1.00	0108	1.700		1.0000	491,982.1	275,500
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			275,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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	11	Ceram Clay Til			
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				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New	516,752	
			Year Built	1976	
			Effective Year Built	1999	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	16	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	84	
			RCNLD	434,100	
			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
FPL1	Fireplace 1 sto	B	1	5000.00	2001		84		0.00	4,200
SPL3	Pool Gunite	L	324	75.00	1983		28	00	1.00	8,800
FOPC	Open Prch-roo	B	156	55.00	2001		84		0.00	5,300
FEP	Enclosed porc	B	196	70.00	2001		84		0.00	10,400
GAR	Attached Gara	B	528	40.00	2001		84		0.00	16,200
BMT	Basement-Unfi	B	1,656	26.01	2001		84		0.00	32,100
PAT1	Patio- Average	L	908	5.89	1983		64		0.00	3,100
SOL1	Solar PV Pane	B	20	860.00	2001		0		0.00	0
WDC	Deck composit	L	176	24.00	2018		98		0.00	5,200
SHED	Shed	L	96	18.00	2018		98		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,796	1,796	1,796	256.58	460,818
BMT	Basement Area	0	1,656	0	0.00	0
FEP	Enclosed Porch	0	196	0	0.00	0
FPC	Open Porch Conc. Floor	0	156	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
UAT	Attic, Unfinished	0	2,184	218	25.61	55,934
WDK	Wood Deck	0	176	0	0.00	0
Ttl Gross Liv / Lease Area		1,796	6,692	2,014		516,752

