

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MESSINA, DANIEL & CATHERINE A 23 BRANDYWYNE COURT COTUIT MA 02635		3 Below Street	2 Public Water			Description	Code	Assessed	Assessed		
			4 Gas	1 Paved		RESIDENTL	1010	719,700	719,700		
			6 Septic			RES LAND	1010	304,900	304,900		
SUPPLEMENTAL DATA						Total				1,024,600	1,024,600
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 74 #DL 2 GIS ID F_950866_2694739		Plan Ref. 292/25-27 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)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
MESSINA, DANIEL & CATHERINE A	34215	039	06-17-2021	Q	I	930,000	00	2023	1010	630,600	2022	1010	473,300	2021	1010	363,800
STONER, JEFFREY & JENNIFER TRS	27173	0035	03-01-2013	U	I	1	1F		1010	302,100		1010	194,800		1010	207,000
STONER, JEFFREY & JENNIFER TRS	17665	0062	09-18-2003	U	I	1	1F								1010	6,800
STONER, JEFFREY C & JENNIFER F	17628	0204	09-12-2003	U	I	1	1A									
STONER, JEFFREY C & JENNIFER F TR	14679	0270	01-09-2002	Q	I	430,000	00	Total		932,700	Total		668,100	Total		577,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				COTUIT	Appraised Bldg. Value (Card)	560,000	
					Appraised Xf (B) Value (Bldg)	126,600	
					Appraised Ob (B) Value (Bldg)	33,100	
					Appraised Land Value (Bldg)	304,900	
					Special Land Value	0	
					Total Appraised Parcel Value	1,024,600	
					Valuation Method	C	
					Total Appraised Parcel Value	1,024,600	

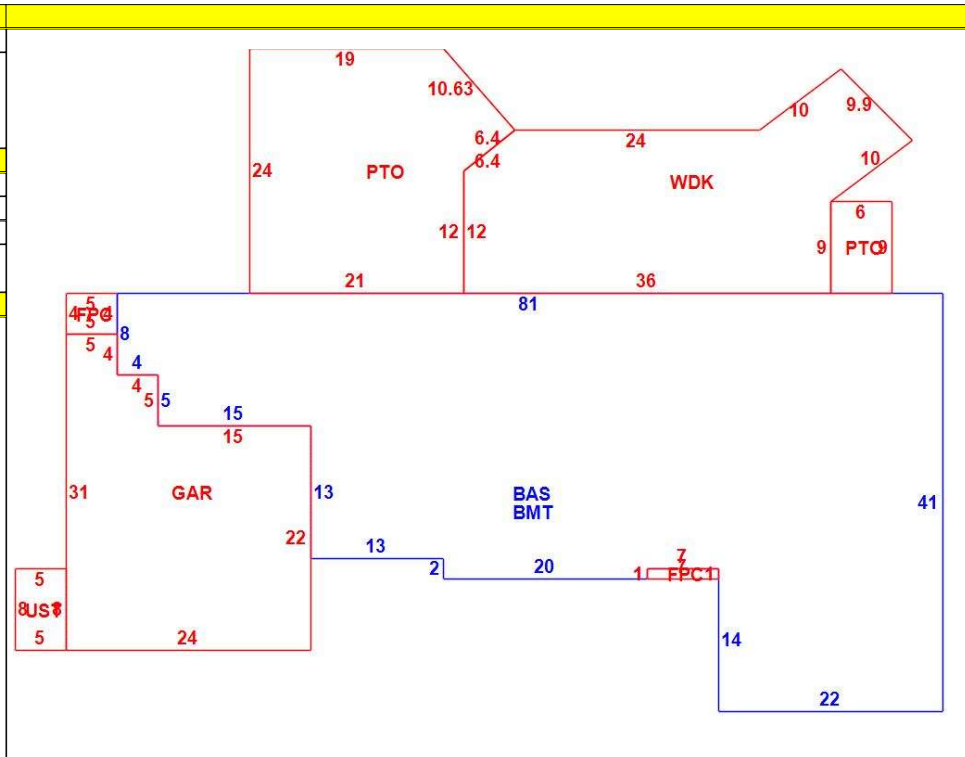
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-1	11-17-2021	835	Sid/Wind/Roof/	8,259	06-30-2022	100	06-30-2022	Insulation and Air Sealing.	08-18-2022	EG	03		16	In Office Review	
BLDR-21-10	08-30-2021	880	Alt-Int work-Res	35,000	05-19-2022	100	06-30-2022	Finish portion of basement	08-01-2022	TR	03		16	In Office Review	
201003017	07-01-2010	WD	Wood Deck	20,000	06-28-2011	100	06-30-2011	NEW DECK 2X10 PRESSUR	12-06-2021	SR	02		03	Cycl Insp Comp	
58667	01-22-2002	OB	Out Building		07-10-2002	100	01-01-2003		08-31-2021	BM	03		16	In Office Review	
B21716	10-01-1979	DW	Dwelling	0	01-15-1980	100	12-31-1980	CO 1 STOR	05-29-2020	DM			FR	Field Review	
									07-05-2011	RB	03		02	Bldg Permit Completed	

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	0108	1.700		1.0000	299,784.8	299,800
1	1010	Single Fam M-0	RF	2	0.210	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	5,100
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			304,900

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	14	Carpet			
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			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	651,107
Year Built	1980
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	560,000
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	2003		86		0.00	4,300
FPO	Ext FP Openin	B	1	2000.00	2003		86		0.00	1,700
WDC	Wood Decking	L	640	20.00	1998		58		0.00	6,800
FOPC	Open Prch-roo	B	27	55.00	2003		86		0.00	1,600
GAR	Attached Gara	B	593	40.00	2003		86		0.00	17,900
UST	Utility Storage-	B	40	17.11	2003		86		0.00	600
BMT	Basement-Unfi	B	2,216	26.01	2003		86		0.00	41,700
PATF	Flagstone Pav	L	580	30.00	2021		100		0.00	16,700
FPIT	Fire Pit	L	1	3010.00	2021		100	C	1.00	3,000
GEN	Emergency Ge	L	1	5550.00	2021		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,216	2,216	2,216	293.82	651,107
BMT	Basement Area	0	2,216	0	0.00	0
FPC	Open Porch Conc. Floor	0	27	0	0.00	0
GAR	Attached Garage	0	593	0	0.00	0
PTO	Patio	0	580	0	0.00	0
UST	Utility Enclosure	0	40	0	0.00	0
WDK	Wood Deck	0	640	0	0.00	0
Ttl Gross Liv / Lease Area		2,216	6,312	2,216		651,107



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Alt Prcl ID		Split Zonin		Plan Ref. 292/25-27												
BID Parcel		ResExpt Q YES:		Land Ct#												
#DL 1 LOT 74		#DL 2		Life Estate												
GIS ID F_950866_2694739		Assoc Pid#		PP STATU												
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Kitchen Style						Condition					
Occupancy						Condition %					
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						Misc Imp Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHED	Shed	L	96	18.00	1997		56		0.00	1,000	
BFA1	Bsmt Fin-Goo	B	2,100	32.56	2022		86		0.00	58,800	
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Ttl Gross Liv / Lease Area											