

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
EDWARDS, DIANE M & EDWIN B TRS EDWARDS TRUST 173 WHITMAR ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
COTUIT MA 02635							RESIDENTL RES LAND	1010 1010	869,400 202,800	869,400 202,800		
SUPPLEMENTAL DATA												VISION
Alt Prcl ID			Split Zonin		Plan Ref. 406/78							
#DL 1 LOT 32			#DL 2		Land Ct# #SR Life Estate PP STATU							
GIS ID F_949984_2695743					Assoc Pid#		Total 1,072,200 1,072,200					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EDWARDS, DIANE M & EDWIN B TRS	30448	0004	04-27-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EDWARDS, EDWIN B & DIANE M	7908	0175	03-15-1992	Q	V	75,000	U	2023	1010	743,300	2022	1010	616,500	2021	1010	552,000
CALLAHAN, JOHN R TR	C100995	0	04-15-1985	U		0			1010	200,400		1010	142,500		1010	142,500
								Total		943,700	Total		759,000	Total		702,700

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

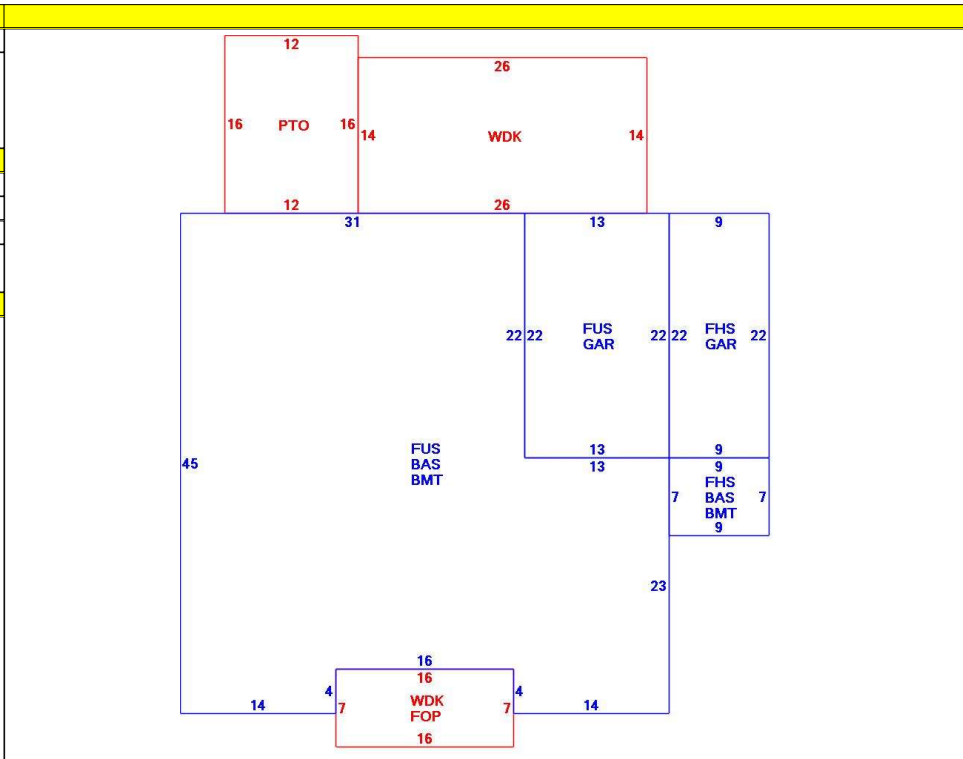
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	779,100
0106						COTUIT		Appraised Xf (B) Value (Bldg)	82,100
								Appraised Ob (B) Value (Bldg)	8,200
								Appraised Land Value (Bldg)	202,800
								Special Land Value	0
								Total Appraised Parcel Value	1,072,200
								Valuation Method	C
								Total Appraised Parcel Value	1,072,200

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-31-2023	EG	03		16	In Office Review
										05-29-2020	DM			FR	Field Review
										08-25-2017	MLF	03		16	In Office Review
										03-06-2015	SR	02		03	Cycl Insp Comp
										09-22-2005	PT	02		01	Meas/Est
										12-11-2000	MF	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-9	06-14-2021	835	Sid/Wind/Roof/	6,000		100		RESIDENTIAL WEATHERIZA	07-31-2023	EG	03		16	In Office Review	
50030	11-01-2000	FB	Finish Basemen	20,000	12-11-2000	100	01-01-2001		05-29-2020	DM			FR	Field Review	
43960	02-03-2000	DW	Dwelling	340,000	12-11-2000	100	01-01-2001		08-25-2017	MLF	03		16	In Office Review	

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	0106	1.150		1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			202,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 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		865,627
			Year Built		2000
			Effective Year Built		2006
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			RCNLD		779,100
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2008		90		0.00	6,300
BFA	Bsmt Fin-Avg	B	1,220	17.36	2008		90		0.00	19,100
WDC	Wood Decking	L	476	20.00	2005		72		0.00	6,500
FOP	Open Porch-ro	B	112	55.00	2008		90		0.00	5,400
GAR	Attached Gara	B	484	40.00	2008		90		0.00	16,300
BMT	Basement-Unfi	B	1,693	26.01	2008		90		0.00	35,000
PAT2	Patio-Good	L	192	9.94	2000		81		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,693	1,693	1,693	231.45	391,847	
BMT	Basement Area	0	1,693	0	0.00	0	
FHS	Half Story	131	261	131	116.17	30,320	
FOP	Open Porch	0	112	0	0.00	0	
FUS	Upper Story	1,916	1,916	1,916	231.45	443,460	
GAR	Attached Garage	0	484	0	0.00	0	
PTO	Patio	0	192	0	0.00	0	
WDK	Wood Deck	0	476	0	0.00	0	
Ttl Gross Liv / Lease Area		3,740	6,827	3,740		865,627	

