

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CALLAHAN, JOHN R 187 WHITMAR RD COTUIT MA 02635	3	Below Street	2	Public Water		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 606,800 204,600	Assessed 606,800 204,600	
	4		4	Gas	1					Paved
	6		6	Septic						
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 31 #DL 2 GIS ID F_950059_2695555			Plan Ref. 406/78 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 811,400 811,400				

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CALLAHAN, JOHN R	11925	0018	12-18-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN, JOHN R & DEBBY C	9058	0190	02-15-1994	U	I	100	A	2023	1010	518,400	2022	1010	429,900
CALLAHAN, JOHN R	5587	0258	03-15-1987	U	I	1	A		1010	202,400		1010	144,400
CALLAHAN, JOHN R TR	C100995	0	04-15-1985	U		0						1010	5,500
Total								720,800	Total	574,300	Total	539,300	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	546,100
Appraised Xf (B) Value (Bldg)	55,200
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	204,600
Special Land Value	0
Total Appraised Parcel Value	811,400
Valuation Method	C
Total Appraised Parcel Value	811,400

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0106	COTUIT

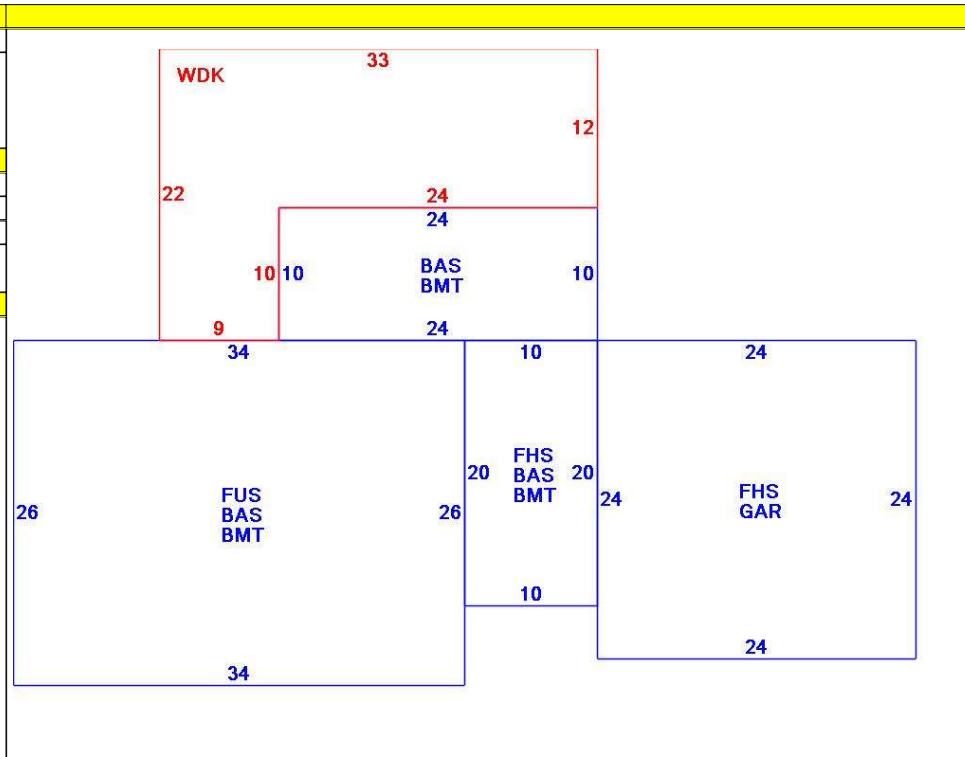
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	07-12-2022	835	Sid/Wind/Roof/	3,817		100		Weatherization, Air Sealing,		07-18-2023	EG	03		16	In Office Review
201003297	07-08-2010	RW	Repair Work	12,000	06-30-2011	100	06-30-2011	TEAR DOWN & REBLD CHIM		05-29-2020	DM			FR	Field Review
200702051	04-05-2007	NS	New Siding	4,700	06-30-2008	100	12-31-2007	RESIDE		03-06-2015	SR	02		03	Cycl Insp Comp
20063127	09-11-2006	NR	New Roof	13,000	06-30-2007	100	12-31-2006	REROOF-STRP OLD		12-03-2010	MK	02		52	New Construction
B25981	06-01-1986	DW	Dwelling	0	01-15-1987	100	06-30-1987	CO 2 STOR		09-22-2005	PT	02		01	Meas/Est
										10-28-1999	MF	01		00	Meas/Listed-Interior Acces
										04-15-1987	AM				

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	0106	1.150			1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	2	0.110	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150			1.0000	16,387.5	1,800
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value			204,600	

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	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	14	Carpet			
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	6				
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	650,163
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	546,100
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	2001		84		0.00	5,900
WDC	Wood Decking	L	486	20.00	1999		60		0.00	5,500
GAR	Attached Gara	B	576	40.00	2001		84		0.00	17,200
BMT	Basement-Unfi	B	1,324	26.01	2001		84		0.00	27,100
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,324	1,324	1,324	250.45	331,593
BMT	Basement Area	0	1,324	0	0.00	0
FHS	Half Story	388	776	388	125.22	97,174
FUS	Upper Story	884	884	884	250.45	221,396
GAR	Attached Garage	0	576	0	0.00	0
WDK	Wood Deck	0	486	0	0.00	0
Ttl Gross Liv / Lease Area		2,596	5,370	2,596		650,163

