

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
BOULOS, FRANCES TR WHITMAR ROAD IRREVOCABLE TR 71 WHITMAR ROAD COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	622,000	622,000		
			6 Septic			RES LAND	1010	203,000	203,000		
SUPPLEMENTAL DATA						Total				825,000	825,000
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 39614-B							
#DL 1 LOT 24		#DL 2		#SR							
GIS ID F_949606_2696815		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOULOS, FRANCES TR		C211192	0	11-01-2016	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
BOULOS, FRANCES		C172298	0	03-09-2004	U	I	100	1A	2023	1010	552,300	2022	1010	469,600		
CANNAVO, JOHN & CONSTANCE		C133863	0	05-15-1994	U	V	65,000	1		1010	200,600		1010	142,700		
CALLAHAN, JOHN R TR		C104651	0	12-15-1985	U	V	1	1					1010	2,900		
CALLAHAN, JOHN R TR		C104650	0	12-15-1985	U	V	1	1	Total							
					Total					752,900	Total		612,300	Total		548,400

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	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106			COTUIT					
NOTES				Appraised Bldg. Value (Card)				551,200
				Appraised Xf (B) Value (Bldg)				67,900
				Appraised Ob (B) Value (Bldg)				2,900
				Appraised Land Value (Bldg)				203,000
				Special Land Value				0
				Total Appraised Parcel Value				825,000
				Valuation Method				C
				Total Appraised Parcel Value				825,000

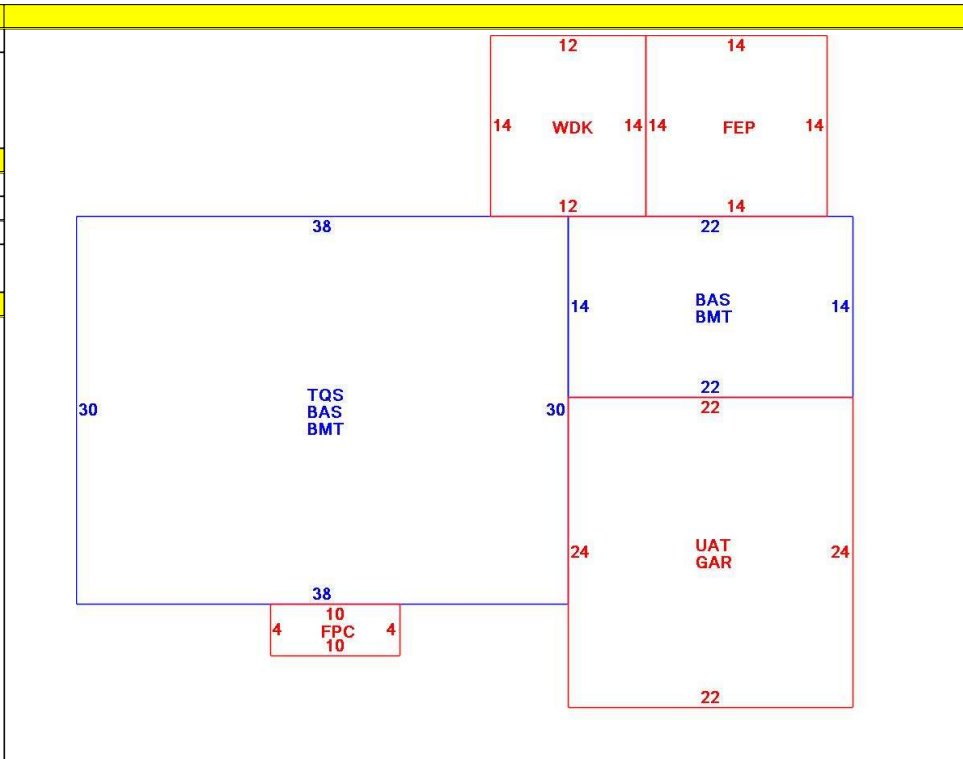
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
16-3473	11-28-2016	835	Sid/Wind/Roof/	15,500		100		re-roof stripping old shingles -	07-06-2023	YB	03		16	In Office Review	
201205027	08-20-2012	NW	New Windows	6,500	06-30-2013	100	06-30-2013	REPLC 6 DRS .29 U VALUE	06-01-2020	DM			FR	Field Review	
B37154	10-01-1994	DW	Dwelling	90,000	01-15-1996	100	06-30-1996	CO 11/2 S	03-06-2015	SR	02		03	Cycl Insp Comp	
									08-13-2014	JR	03		16	In Office Review	
									10-04-2005	PT	02		01	Meas/Est	
									04-06-1999	FS	01		00	Meas/Listed-Interior Acces	
									04-15-1995	ME	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	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	0.010	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value				203,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
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	12	Hardwood			
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	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	605,723
Year Built	1994
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	551,200
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	2010		91		0.00	5,500
WDC	Wood Decking	L	168	20.00	2002		66		0.00	2,900
FOPC	Open Prch-roo	B	40	55.00	2010		91		0.00	2,200
FEP	Enclosed porc	B	196	70.00	2010		91		0.00	11,300
GAR	Attached Gara	B	528	40.00	2010		91		0.00	17,500
BMT	Basement-Unfi	B	1,448	26.01	2010		91		0.00	31,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,448	1,448	1,448	270.17	391,208
BMT	Basement Area	0	1,448	0	0.00	0
FEP	Enclosed Porch	0	196	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	741	1,140	741	175.61	200,197
UAT	Attic, Unfinished	0	528	53	27.12	14,319
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		2,189	5,496	2,242		605,724

