

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MORGAN, BENJAMIN F III & ANNE K 259 CLAMSHELL COVE ROAD COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
		6 Septic				RESIDENTL	1010	784,000	784,000
		SUPPLEMENTAL DATA				RES LAND	1010	271,300	271,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 66 #DL 2 GIS ID F_940402_2681363		Plan Ref. 223/39 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		1,055,300	1,055,300

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORGAN, BENJAMIN F III & ANNE K	29050	0108	07-31-2015	Q	I	655,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TANASHIAN, JACOB J & ADRIENNE TRS	11982	0186	01-11-1999	U	I	100	1A	2023	1010	693,400	2022	1010	585,700	2021	1010	497,600
TANASHIAN, JACOB J & ADRIENNE	11841	0093	11-16-1998	U	I	1	1A		1010	268,400		1010	172,000		1010	182,700
TANASHIAN, JACOB & ADRIENNE TRS	10120	0142	03-28-1996	U	V	100	A								1010	5,100
TANASHIAN, ADRIENNE	9860	0058	09-27-1995	Q	V	75,000	U	Total		961,800	Total		757,700	Total		685,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2017	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	716,100
Appraised Xf (B) Value (Bldg)	62,800
Appraised Ob (B) Value (Bldg)	5,100
Appraised Land Value (Bldg)	271,300
Special Land Value	0
Total Appraised Parcel Value	1,055,300
Valuation Method	C
Total Appraised Parcel Value	1,055,300

NOTES							

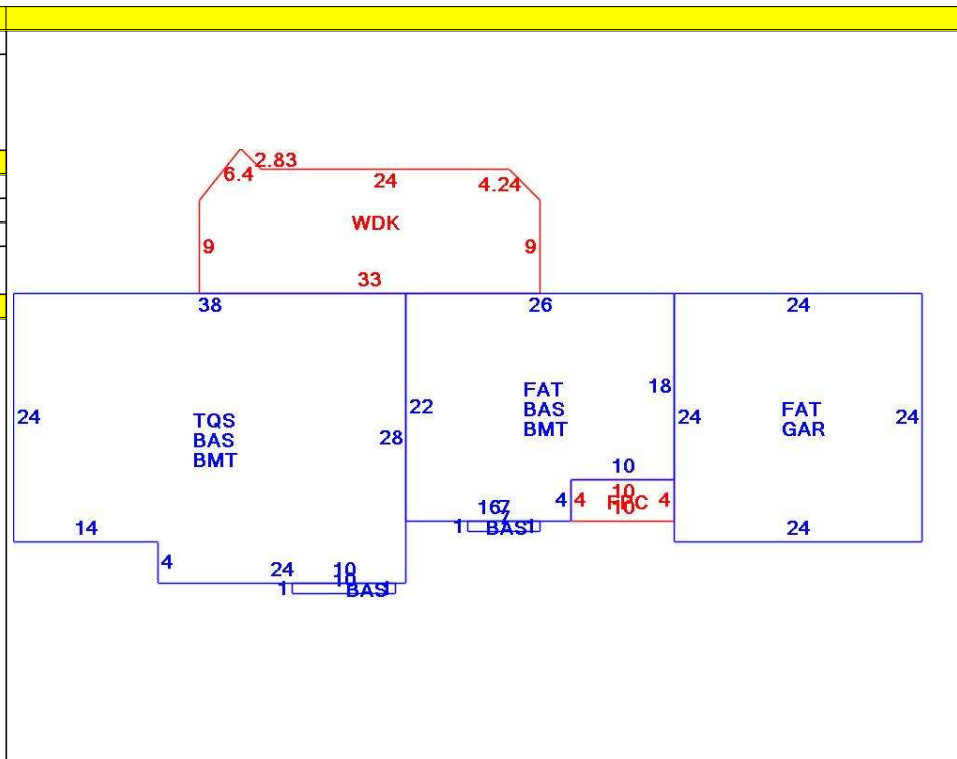
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-4	04-08-2023	835	Sid/Wind/Roof/	46,777		100		remove existing asphalt shingl	06-04-2020	DM			FR	Field Review	
19-2880	09-20-2019	880	Alt-Int work-Res	120,000	06-30-2020	100	06-30-2020	Interior Remodel - Remove an	02-25-2020	CK	03		16	In Office Review	
19-2739	09-11-2019	880	Alt-Int work-Res	1,000	06-30-2020	100	06-30-2020	Add (4) walls in basement to h	06-21-2018	SR	01		02	Bldg Permit Completed	
16-1989	08-03-2016	804	Addn Alt-Res	30,000	10-10-2017	100	06-30-2018	Bathroom remodel, new tile, v	11-09-2016	RB	03		16	In Office Review	
11386	11-01-1995	DW	Dwelling	160,000	01-15-1996	100	01-01-1997	CT 13/4 S	05-20-2016	JR	03		20	Sale Review	
									11-24-2015	AL	22		22	Change of Address	
									04-30-2015	JR	03		03	Cycl Insp Comp	

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	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0108	1.700		1.0000	511,961.9	271,300
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			271,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		813,735
Year Built		1996
Effective Year Built		2004
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		716,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2006		88		0.00	5,300
WDC	Wood Decking	L	392	20.00	2003		88		0.00	5,100
FOPC	Open Prch-roo	B	40	55.00	2006		88		0.00	2,200
GAR	Attached Gara	B	576	40.00	2006		88		0.00	18,000
BMT	Basement-Unfi	B	1,540	26.01	2006		88		0.00	31,800
BRR	Bsmt Rec Rm-	B	770	8.05	2006		88		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,557	1,557	1,557	342.19	532,794
BMT	Basement Area	0	1,540	0	0.00	0
FAT	Attic, Finished	166	1,108	166	51.27	56,804
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	655	1,008	655	222.36	224,136
WDK	Wood Deck	0	392	0	0.00	0
Ttl Gross Liv / Lease Area		2,378	6,221	2,378		813,734

