

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENOIT, MICHAEL R & DONNA M							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
77 POINT ISABELLA RD							RESIDENTL	1010	2,259,000	2,259,000		
COTUIT MA 02635							RES LAND	1010	2,116,100	2,116,100		
SUPPLEMENTAL DATA							Total		4,375,100	4,375,100	VISION	
Alt Prcl ID			Split Zonin		Plan Ref.							
#DL 1 LOT 45			#DL 2		Land Ct# 3216-D							
ResExpt Q YES:					#SR							
GIS ID F_953313_2692637					Life Estate							
					PP STATU							
					Assoc Pid#							

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BENOIT, MICHAEL R & DONNA M			C172882	0	05-03-2004	Q	I	2,995,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PARSONS, MEREDITH W			C141092	0	06-15-1996	U	V	1	A	2023	1010	1,940,300	2022	1010	1,515,100	2021	1010	1,311,200
WELSH, STANLEY G & BETTY H			C81183	0	03-13-1980	U		0			1010	2,725,300		1010	1,395,300		1010	1,395,300
										Total	4,665,600	Total	2,910,400	Total	2,787,500			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2011	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

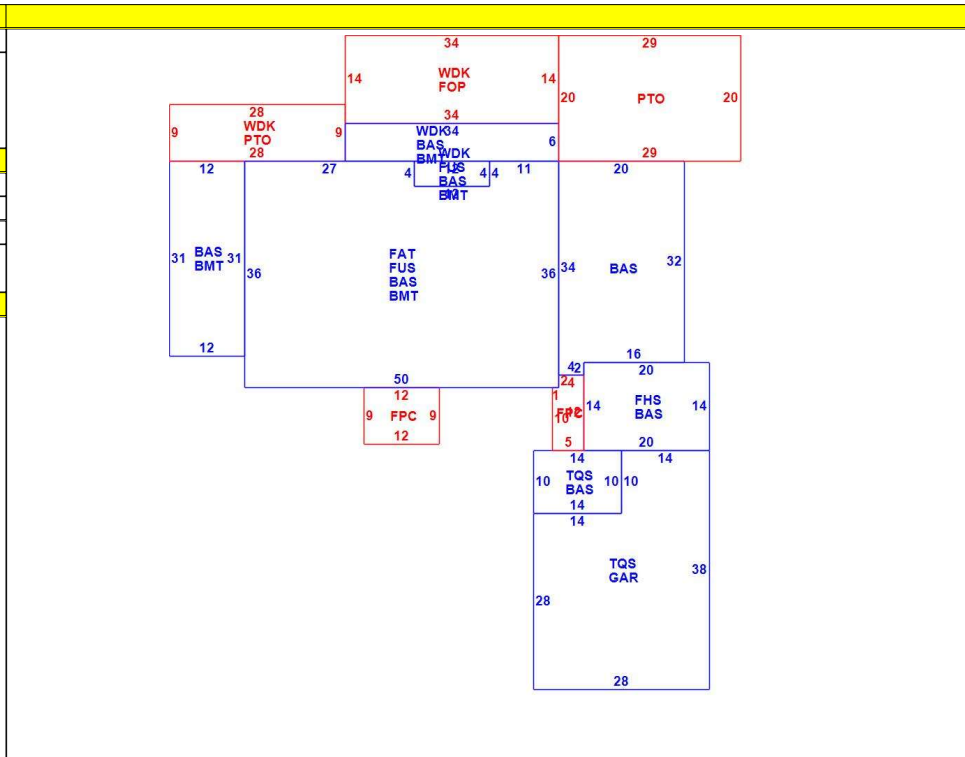
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,968,300
Appraised Xf (B) Value (Bldg)			150,500
Appraised Ob (B) Value (Bldg)			140,200
Appraised Land Value (Bldg)			2,116,100
Special Land Value			0
Total Appraised Parcel Value			4,375,100
Valuation Method			C
Total Appraised Parcel Value			4,375,100

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
201006039	12-23-2010	SP	Swimming Pool	75,000	06-27-2011	100	06-30-2011	24X36 INGROUND POOL W	12-07-2021	SR	02		03	Cycl Insp Comp
20064964	12-01-2006	WD	Wood Deck	80,000	10-18-2007	100	06-30-2007	2 WDKS, MUD ROOM	06-08-2020	WD			FR	Field Review
89440	01-04-2006	GN	Generator		06-27-2011	100	06-30-2011	GAS GENERATOR	02-13-2019	CL			16	In Office Review
52338	03-23-2001	DW	Dwelling	724,490	03-19-2003	100	01-01-2003		06-29-2011	RB	03		02	Bldg Permit Completed
									01-14-2011	RB	03		16	In Office Review
									10-18-2007	PT	02		14	Cyclical Inspection
									03-15-2007	NF	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	0119	12.000		1.0000	2,116,128	2,116,100
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			2,116,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 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		2,162,918
			Year Built		2002
			Effective Year Built		2007
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		9
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		91
			RCNLD		1,968,300
			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	2	7000.00	2009		91		0.00	12,700
BGAR	Bsmt Garage	B	1	2326.00	2009		91		0.00	2,100
BFA1	Bsmt Fin-Goo	B	1,350	32.56	2009		91		0.00	40,000
DKPL	Pond Dock-Lig	L	1	4200.00	2006		100		0.00	4,200
WDC	Wood Decking	L	980	20.00	2006		74		0.00	13,000
PATF	Flagstone Pav	L	832	30.00	2006		87		0.00	20,000
GEN1	Large Generat	L	1	29300.00	2006		74		0.00	21,700
SPL3	Pool Gunite	L	864	75.00	2010		82	00	1.00	52,400
PATF	Flagstone Pav	L	300	30.00	2010		91		0.00	8,200
FOP	Open Porch-ro	B	476	55.00	2009		91		0.00	16,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,444	3,444	3,444	341.21	1,175,120
BMT	Basement Area	0	2,376	0	0.00	0
FAT	Attic, Finished	263	1,752	263	51.22	89,738
FHS	Half Story	140	280	140	170.60	47,769
FOP	Open Porch	0	476	0	0.00	0
FPC	Open Porch Conc. Floor	0	166	0	0.00	0
FUS	Upper Story	1,800	1,800	1,800	341.21	614,174
GAR	Attached Garage	0	924	0	0.00	0
PTO	Patio	0	832	0	0.00	0
TQS	Three Quarter Story	692	1,064	692	221.91	236,116
Ttl Gross Liv / Lease Area		6,339	14,094	6,339		2,162,917



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENOIT, MICHAEL R & DONNA M						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
77 POINT ISABELLA RD						RESIDNTL	1010	2,259,000	2,259,000	
COTUIT MA 02635						RES LAND	1010	2,116,100	2,116,100	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 45 #DL 2 GIS ID F_953313_2692637				Plan Ref. Land Ct# 3216-D #SR Life Estate PP STATU Assoc Pid#						
						Total 4,375,100 4,375,100				

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
								2023	1010	1,940,300	2022	1010	1,515,100	2021	1010	1,311,200
									1010	2,725,300		1010	1,395,300		1010	1,395,300
								Total		4,665,600	Total		2,910,400	Total		2,787,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,968,300
Appraised Xf (B) Value (Bldg)			150,500
Appraised Ob (B) Value (Bldg)			140,200
Appraised Land Value (Bldg)			2,116,100
Special Land Value			0
Total Appraised Parcel Value			4,375,100
Valuation Method			C
Total Appraised Parcel Value			4,375,100

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	A	Luxury									
Stories	2.15	2 Stories w/FA									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C	Owne	0.0	
Roof Structure	03	Gable/Hip						B	S		
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	5					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	10	10 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	51	5 Full-1 Half				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	
GAR	Attached Gara	B	924	40.00	2009		91		0.00	26,500	
BMT	Basement-Unfi	B	2,376	26.01	2009		91		0.00	46,500	
FOPC	Open Prch-roo	B	166	55.00	2009		91		0.00	6,000	
FPLO	Outdoor firepl -	L	1	13840.00	2010		91	C	1.00	12,600	
JCZI	Jacuzzi Outsid	L	1	9822.00	2010		82		0.00	8,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Wood Deck	0	980	0	0.00	0					
Ttl Gross Liv / Lease Area											