

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RIOUX, ROBERT J & SUSAN H TRS RIOUX COTUIT REALTY TRUST 46 OAK ST		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	537,700	537,700	
			6 Septic			RES LAND	1010	201,300	201,300	
SUPPLEMENTAL DATA										
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 101 THRU 110 #DL 2 GIS ID F_944789_2684162			Plan Ref. 2/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		739,000	739,000

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIOUX, ROBERT J & SUSAN H TRS		15001 0079	04-01-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
RIOUX, ROBERT J & SUSAN H		12732 0251	12-20-1999	U	I	335,000	3	2023	1010	477,500	2022	1010	405,900			
CROCKER, ROBERT & RITA M		10973 0209	09-26-1997	Q	V	61,000	00		1010	198,900		1010	141,400			
JAIS, BARBARA		3212 0103	12-19-1980	U		0	D					1010	5,000			
Total								676,400		Total		547,300		Total		492,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				COTUIT			
NOTES							
				Appraised Bldg. Value (Card) 476,100			
				Appraised Xf (B) Value (Bldg) 56,600			
				Appraised Ob (B) Value (Bldg) 5,000			
				Appraised Land Value (Bldg) 201,300			
				Special Land Value 0			
				Total Appraised Parcel Value 739,000			
				Valuation Method C			
				Total Appraised Parcel Value 739,000			

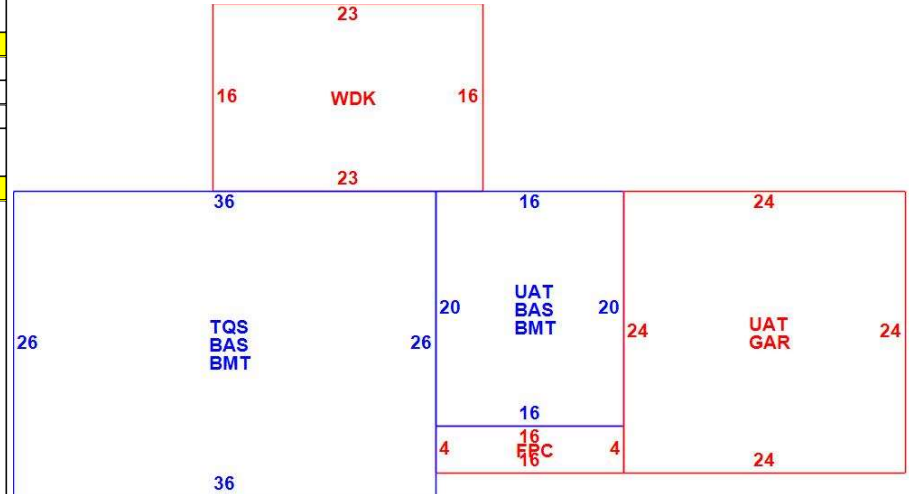
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
27747	12-15-1997	DW	Dwelling	107,140	06-30-1998	100	06-30-1998	NW DW	10-03-2023	EG	03		16	In Office Review
									08-14-2021	CK	02		03	Cycl Insp Comp
									06-03-2020	DM			FR	Field Review
									08-01-2014	JR	03		16	In Office Review
									02-12-2013	RB	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	0.920 AC	176,344.00	1.07888	1.0000	5	1.00	0106	1.150		1.0000	218,790	201,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value				201,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	511,987
Year Built	1998
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	476,100
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	2012		93		0.00	5,600
WDC	Wood Decking	L	368	20.00	2004		70		0.00	5,000
FOPC	Open Prch-roo	B	64	55.00	2012		93		0.00	3,200
GAR	Attached Gara	B	576	40.00	2012		93		0.00	19,000
BMT	Basement-Unfi	B	1,256	26.01	2012		93		0.00	28,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,256	1,256	1,256	262.02	329,097
BMT	Basement Area	0	1,256	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	608	936	608	170.20	159,308
UAT	Attic, Unfinished	0	896	90	26.32	23,582
WDK	Wood Deck	0	368	0	0.00	0
Ttl Gross Liv / Lease Area		1,864	5,352	1,954		511,987

