

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MASSARO, JOANNE P TR 1293 MAIN STREET REALTY TRUST 1293 MAIN ST COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	815,000	815,000		
			6 Septic			RES LAND	1010	977,700	977,700		
SUPPLEMENTAL DATA						Total				1,792,700	1,792,700
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 58 #DL 2 GIS ID F_946116_2683712			Plan Ref. 349/53-63 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
2023	1010	707,900	2022	1010	604,300	2021	1010	428,600			
	1010	808,700		1010	528,800		1010	480,700			
							1010	90,300			
Total		1,516,600	Total		1,133,100	Total		999,600			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2023	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0112			COTUIT		Appraised Bldg. Value (Card)	661,900		
					Appraised Xf (B) Value (Bldg)	62,800		
					Appraised Ob (B) Value (Bldg)	90,300		
					Appraised Land Value (Bldg)	977,700		
					Special Land Value	0		
					Total Appraised Parcel Value	1,792,700		
					Valuation Method	C		
				Total Appraised Parcel Value				1,792,700

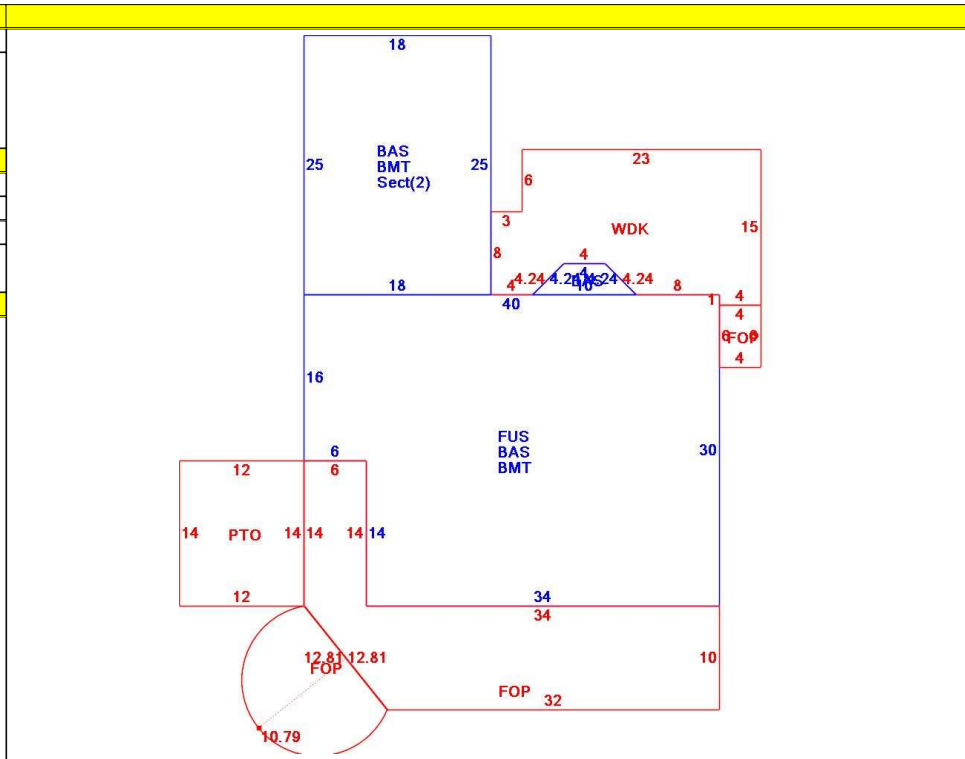
NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-2889	10-27-2020	839	Solar Panel-Re	37,373	01-07-2021	100	06-30-2021	Roof mounted PV solar syste	07-20-2022	JO			16	In Office Review
18-4105	01-14-2019	882	Det Gar - Res	145,000	06-19-2019	100	06-30-2019	Rebuild Accessory New Garag	08-02-2021	BM	22		22	Change of Address
18-4104	01-14-2019	811	Demo - Access	5,000	06-19-2019	100	06-30-2019	Demolish Existing Garage	01-07-2021	SR	02		02	Bldg Permit Completed
16-677	04-14-2016	804	Addn Alt-Res	45,000	08-18-2016	100	06-30-2017	Rebuild existing front and scre	06-03-2020	DM			FR	Field Review
201005575	10-27-2010	AD	Addition	175,000	06-23-2011	100	06-30-2011	2ND FLR BTHS TO 1 NEW BT	08-06-2019	SR	01		02	Bldg Permit Completed
200702156	04-10-2007	NR	New Roof	7,500	06-30-2007	100	06-30-2007	REROOF STRIPPING OLD	12-08-2016	SR	02		02	Bldg Permit Completed
									03-29-2013	RB	03		16	In Office Review

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	0112	5.500		1.0000	969,892	969,900
1	1010	Single Fam M-0	RF	2	0.100	AC 14,250.00	1.00000	1.0000	0	1.00	0112	5.500		1.0000	78,375	7,800
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			977,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
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	773,343
Year Built	1850
Effective Year Built	1999
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	661,900
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	1999		84		0.00	5,000
BMT	Basement-Unfi	B	1,116	26.01	1999		84		0.00	24,000
PATC	Conc Pavers	L	168	15.46	2016		97		0.00	2,900
FOP	Open Porch-ro	B	600	55.00	1999		84		0.00	19,200
SHED	Shed	L	80	18.00	2018		98		0.00	1,400
GAR4	Det Gar-w/FU	L	484	120.00	2018		99	B+	1.40	80,500
SOL2	Solar PV Pane	B	40	725.00	2020		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,137	1,137	1,137	288.83	328,396
BMT	Basement Area	0	1,116	0	0.00	0
FOP	Open Porch	0	600	0	0.00	0
FUS	Upper Story	1,116	1,116	1,116	288.83	322,331
PTO	Patio	0	168	0	0.00	0
WDK	Wood Deck	0	329	0	0.00	0
Ttl Gross Liv / Lease Area		2,253	4,466	2,253		650,727



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SUPPLEMENTAL DATA						Total				1,792,700	1,792,700
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		Split Zonin		Land Ct#							
		BID Parcel		#SR							
		ResExpt Q YES:		Life Estate							
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		915,000			90,300						
		0									
Total		1,516,600	Total		1,133,100	Total		999,600			

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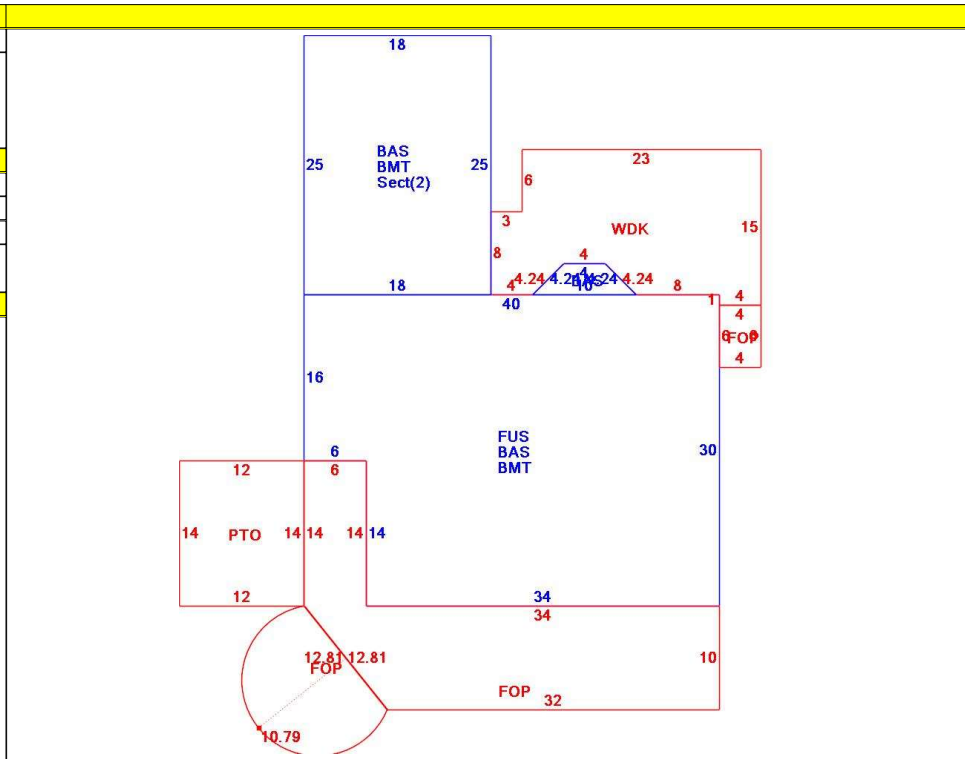
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Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
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Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms 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	773,343
Year Built	2010
Effective Year Built	2011
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	661,900
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
WDC	Wood Decking	L	329	20.00	2011		84		0.00	5,500
BMT	Basement-Unfi	B	450	26.01	2013		94		0.00	14,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	450	450	450	272.48	122,616
BMT	Basement Area	0	450	0	0.00	0
Ttl Gross Liv / Lease Area		450	900	450		122,616

