

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SPENCE, JUSTIN R TR COTUIT PROPERTIES REALTY TRUS PO BOX 304 COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
		4	Gas			RESIDENTL	1010	363,900	363,900		
		6	Septic			RES LAND	1010	203,300	203,300		
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 231 #DL 2 GIS ID F_945559_2684283						Plan Ref. 19/143 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		567,200	567,200

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SPENCE, JUSTIN R TR		26899	0192	11-30-2012	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SPENCE, JUSTIN R & NATALIE B		25476	0151	05-27-2011	Q	I	318,000	00	2023	1010	327,100	2022	1010	283,600
KLEINSCHMIDT, TRUDE L		24407	0296	03-09-2010	U	I	1	1		1010	200,900		1010	143,000
RAVIOLA, ELIO		6052	0197	12-15-1987	U	I	0	H					1010	49,600
RAVIOLA, ELIO & GIUSEPPINA		2675	0069	03-17-1978	U		0		Total		528,000	Total		426,600
									Total			Total		392,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			COTUIT

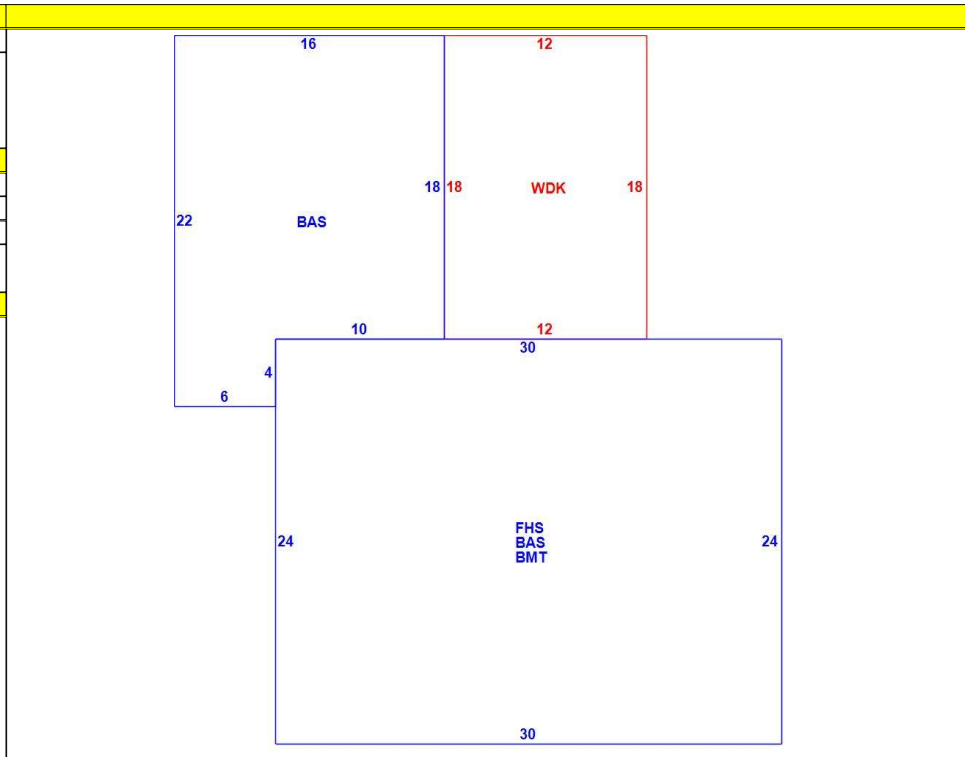
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	291,800
Appraised Xf (B) Value (Bldg)	22,500
Appraised Ob (B) Value (Bldg)	49,600
Appraised Land Value (Bldg)	203,300
Special Land Value	0
Total Appraised Parcel Value	567,200
Valuation Method	C
Total Appraised Parcel Value	567,200

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
BLDR-22-15	12-20-2022	804	Addn Alt-Res	12,000		0		Add 8' x 12' to back	08-28-2021	CK	02		03	Cycl Insp Comp
201402657	05-15-2014	IN	Insulation	3,200	06-30-2014	100	06-30-2014	INSULATE ATTIC & CRAWLS	06-03-2020	DM			FR	Field Review
201301509	03-28-2013	OB	Out Building	50,000	07-12-2013	100	06-30-2013	POST & BEAM BOAT HSE-N	02-07-2020	CK	22		22	Change of Address
201300496	01-22-2013	RA	Remodel-Additi	12,000	07-12-2013	100	06-30-2013	REMOD BLDG-ADD DECK,R	03-28-2014	JR	03		16	In Office Review
200904332	09-17-2009	RW	Repair Work	24,352	01-04-2010	100	06-30-2010	WATER DMG	07-24-2013	RB	03		02	Bldg Permit Completed
B17243	07-01-1974	AD	Addition	0	07-15-1974	100	06-30-1974	CO PORCH	04-17-2012	NF	03		20	Sale Review
									02-08-2012	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	0106	1.150		1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	2	0.030	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	500
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			203,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	2				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	12	1 Full-2 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		355,871
			Year Built		1970
			Effective Year Built		1996
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		18
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		82
			RCNLD		291,800
			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	1998		82		0.00	4,900
BMT	Basement-Unfi	B	720	26.01	1998		82		0.00	17,600
WDC	Wood Deck w/	L	216	18.00	2012		86		0.00	3,800
BRN5	Barn 2 Story	L	660	45.32	2013		94	B	1.32	37,100
BRN1	Barn - 1 Story	L	240	29.38	2012		93	B	1.32	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	255.08	263,243
BMT	Basement Area	0	720	0	0.00	0
FHS	Half Story	360	720	360	127.54	91,829
WDC	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,392	2,688	1,392		355,072

