

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BIRD, DEREK 135 GROVE STREET COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			6 Septic			RESIDENTL	1010	386,200	386,200
			4 Gas			RES LAND	1010	179,200	179,200
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 131/121						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q NO APP:			Life Estate						
#DL 1 LOT 134B			PP STATU						
#DL 2									
GIS ID F_943930_2686355			Assoc Pid#						
						Total		565,400	565,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIRD, DEREK		32234 0176	08-20-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BIRD, LESLIE		29634 0075	05-06-2016	U	I	1	1F	2023	1010	330,000	2022	1010	278,700
BIRD, BARRY R & LESLIE		1319 0586	11-30-1965	U		0			1010	177,100	2021	1010	125,900
								Total		507,100	Total		404,600
								Total			Total		359,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO 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
0106			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	347,100
Appraised Xf (B) Value (Bldg)	29,400
Appraised Ob (B) Value (Bldg)	9,700
Appraised Land Value (Bldg)	179,200
Special Land Value	0
Total Appraised Parcel Value	565,400
Valuation Method	C
Total Appraised Parcel Value	565,400

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
16-3230	11-04-2016	835	Sid/Wind/Roof/	4,000	06-30-2017	100	06-30-2017	replace 5 windows .29 u-value	06-10-2020	WD			FR	Field Review
16-1811	08-11-2016	809	Deck	4,000	10-19-2016	100	06-30-2017	BUILD NEW 12X25 DECK AT	12-12-2016	SR	02		02	Bldg Permit Completed
33094	09-02-1998	NR	New Roof	1,500	06-09-1999	100	01-01-1999		05-09-2016	AL	03		16	In Office Review
B17039	04-01-1974	AD	Addition	0	01-15-1978	100	12-31-1978	CO ADD'N	08-22-2013	RB	03		03	Cycl Insp Comp
									03-03-2005	PT	04		44	Drive by inspection only
									09-03-2002	PT	01		00	Meas/Listed-Interior Acces
									06-01-1999	FS	01		00	Meas/Listed-Interior Acces

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0106	1.150		1.0000	389,614.4	179,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 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	475,411
Year Built	1956
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	347,100
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	1986		73		0.00	4,400
BMT	Basement-Unfi	B	1,188	26.01	1986		73		0.00	21,700
FEP	Enclosed porc	B	36	70.00	1986		73		0.00	3,300
WDC	Wood Decking	L	324	20.00	2016		94		0.00	6,000
WDC	Wood Decking	L	128	20.00	2016		94		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	270.12	320,903
BMT	Basement Area	0	1,188	0	0.00	0
FEP	Enclosed Porch	0	36	0	0.00	0
FUS	Upper Story	572	572	572	270.12	154,509
WDC	Wood Deck	0	452	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	3,436	1,760		475,412

