

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FOSTER, EDMUND R & LOUISE R  204 CLAMSHELL COVE RD  COTUIT MA 02635		1 Level	6 Septic	1 Paved	7 Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,072,900 1,083,700	Assessed 1,072,900 1,083,700
			4 Gas		1 Excel View				
			2 Public Water						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 57 #DL 2 GIS ID F_940226_2681875					Plan Ref. 223/39 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
						Total	2,156,600	2,156,600	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FOSTER, EDMOND R TR		35876 52	07-06-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
FOSTER, EDMUND R & LOUISE R		13033 0346	05-26-2000	Q	I	890,000	00	2023	1010	962,900	2022	1010	832,200	
TSIHLLIS, JAMES TR		12229 0263	04-28-1999	U	V	220,000	2		1010	985,200		1010	533,300	
MIKUS, PATRICIA L		6303 0153	06-15-1988	U	I	1	A					1010	124,500	
MIKUS, J PAUL & PATRICIA L		2981 0168	09-12-1979	U		0								
						Total		1,948,100		Total		1,365,500	Total	1,240,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	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
0114			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	869,400
Appraised Xf (B) Value (Bldg)	79,000
Appraised Ob (B) Value (Bldg)	124,500
Appraised Land Value (Bldg)	1,083,700
Special Land Value	0
Total Appraised Parcel Value	2,156,600
Valuation Method	C
Total Appraised Parcel Value	2,156,600

NOTES							

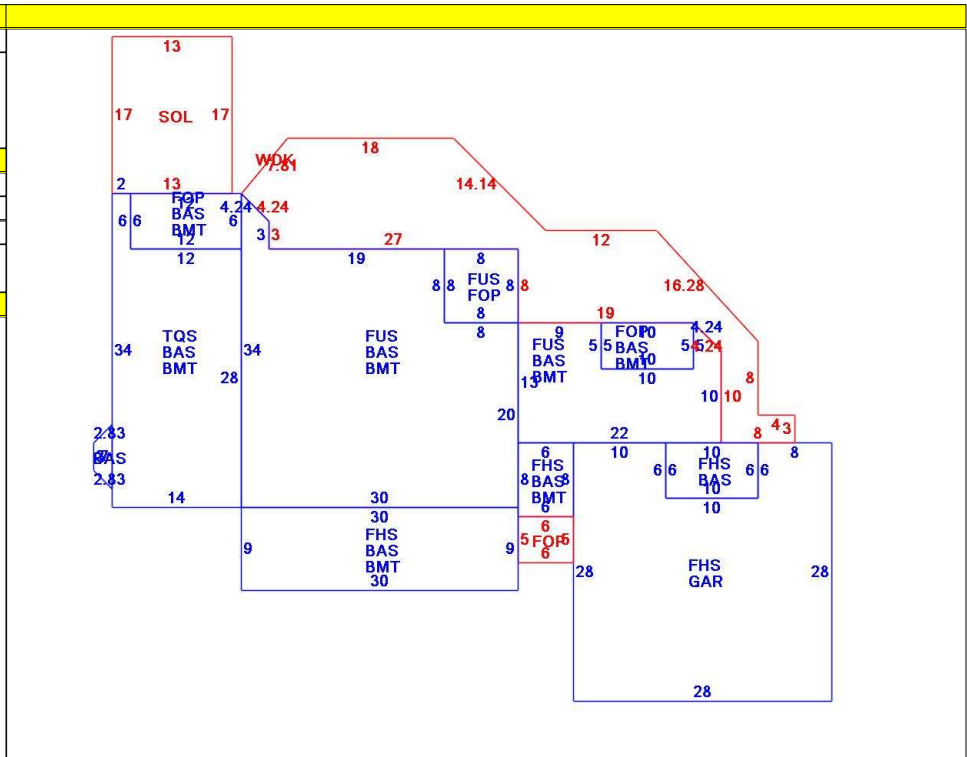
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-5	04-02-2021	835	Sid/Wind/Roof/	29,161		100		NEW ASPHALT ROOFING ON	08-09-2022	EG	03		16	In Office Review	
19-675	03-15-2019	809	Deck	39,000	06-30-2019	100	06-30-2019	replace railing on rear deck wit	06-04-2020	DM			FR	Field Review	
17-4107	11-30-2017	835	Sid/Wind/Roof/	1,800	06-30-2018	100	06-30-2018	Replacement (1) Triple Casem	09-04-2019	SR	02		02	Bldg Permit Completed	
16-55	01-25-2016	839	Solar Panel-Re	42,900	08-17-2016	100	06-30-2017	Installation of a 8.5kw Solar P	12-08-2016	SR	02		02	Bldg Permit Completed	
200700977	02-21-2007	DK	Dock	28,000	10-23-2007	100	06-30-2008		04-26-2016	SR	01		02	Bldg Permit Completed	
20062908	08-30-2006	OT	Other		07-27-2010	100	06-30-2010		05-11-2015	JR	03		03	Cycl Insp Comp	
53175	05-04-2001	AD	Addition	25,000	10-09-2001	100	01-01-2002	13 x 17	06-08-2012	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	0.630 AC	176,344.00	1.50069	1.0000	5	1.00	0114	6.500		1.0000	1,720,147	1,083,700	
Total Card Land Units					0.63 AC	Parcel Total Land Area					0.63	Total Land Value					1,083,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 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		965,955
Year Built		2000
Effective Year Built		2006
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	10	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	90	
RCNLD	869,400	
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	2	6000.00	2008		90		0.00	10,800
DKAV	Dock-Ave	L	1	100000.0	2005		72		0.00	72,000
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100
SOL	Solarium	L	221	171.10	2005		86	C	1.00	28,400
FOP	Open Porch-ro	B	216	55.00	2008		90		0.00	8,500
GAR	Attached Gara	B	724	40.00	2008		90		0.00	21,700
BMT	Basement-Unfi	B	1,866	26.01	2008		90		0.00	38,000
STRS	Stairs to Water	L	46	122.52	2005		72	C	1.00	4,100
SOL2	Solar PV Pane	B	34	725.00	2008		0		0.00	0
WDC	Deck comp w	L	574	28.00	2019		100		0.00	14,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,936	1,936	1,936	251.81	487,510
BMT	Basement Area	0	1,866	0	0.00	0
FHS	Half Story	551	1,102	551	125.91	138,749
FOP	Open Porch	0	216	0	0.00	0
FUS	Upper Story	1,086	1,086	1,086	251.81	273,469
GAR	Attached Garage	0	724	0	0.00	0
SOL	Solarium	0	221	0	0.00	0
TQS	Three Quarter Story	263	404	263	163.93	66,227
WDK	Wood Deck	0	574	0	0.00	0
Ttl Gross Liv / Lease Area		3,836	8,129	3,836		965,955

