

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DAVIES, ALAN R 50 SHELL LN COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	239,300	239,300
			6 Septic			RES LAND	1010	237,900	237,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 148/9					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 2		#DL 2		Life Estate					
GIS ID F_946107_2685268		Assoc Pid#		PP STATU					
						Total		477,200	477,200

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DAVIES, ALAN R		35724 222	04-10-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
DAVIES, ALAN R		10247 0293	06-15-1996	Q	I	115,000	U	2023	1010	203,500	2022	1010	168,500			
MESSINA, ANDREW G JR		4944 0101	02-28-1986	U		8,000	A		1010	216,300		1010	148,800			
HALSTED, RAYMOND G & LOUCKS, BAR		2682 0337	04-03-1978	U		0						1010	3,100			
Total								419,800		Total		317,300		Total		290,100

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
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	221,400
Appraised Xf (B) Value (Bldg)	13,800
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	237,900
Special Land Value	0
Total Appraised Parcel Value	477,200
Valuation Method	C
Total Appraised Parcel Value	477,200

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
18-2119	07-02-2018	835	Sid/Wind/Roof/	4,650	06-30-2019	100	06-30-2019	RE-ROOF TO BE STRIPPED	08-30-2021	CK	02		03	Cycl Insp Comp
									06-10-2020	WD			FR	Field Review
									03-12-2013	RB	03		03	Cycl Insp Comp
									05-30-2012	TR	03		16	In Office Review
									03-18-2005	PT	04		44	Drive by inspection only
									09-06-2002	PT	01		00	Meas/Listed-Interior Acces
									06-16-1999	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	0.700 AC	176,344.00	1.37675	1.0000	5	1.00	0107	1.400		1.0000	339,903.0	237,900

Total Card Land Units 0.70 AC Parcel Total Land Area 0.70

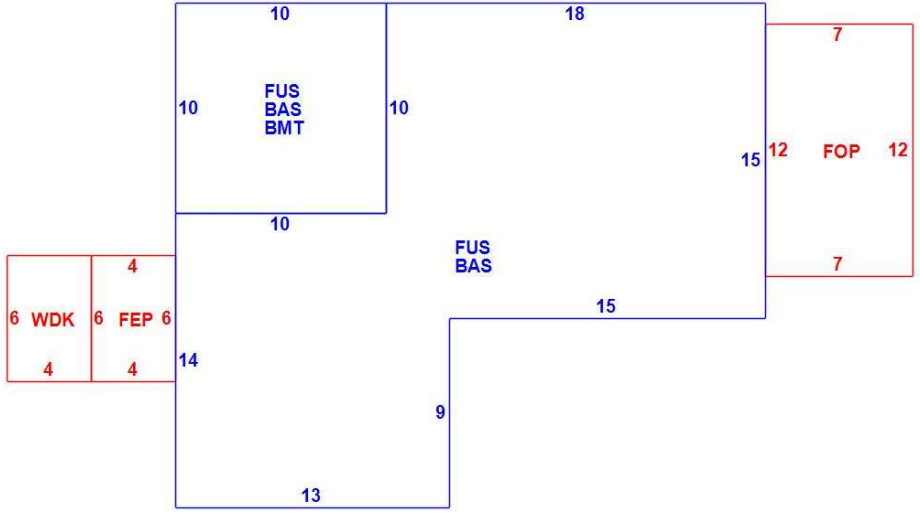
Total Land Value 237,900

CONSTRUCTION DETAIL

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	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
UsrflId 105		
Accessory Apt		
Foundation Alt	09	Blk/Pour Ftgs
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
CONDO DATA		
Parcel Id		C [] Ownr [0.0]
		B [] S []
Adjust Type	Code	Description Factor%
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		320,825
Year Built		1940
Effective Year Built		1979
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		69
RCNLD		221,400
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
FGR2	Garage- Avg-	L	294	50.00	1940		21	00	1.00	3,100
FOP	Open Porch-ro	B	84	55.00	1979		69		0.00	3,400
FEP	Enclosed porc	B	24	70.00	1979		69		0.00	2,400
BMT	Basement-Unfi	B	100	26.01	1979		69		0.00	3,200
FPL3	Fireplace 2 sto	B	1	7000.00	1979		69		0.00	4,800
WDC	Wood Decking	L	24	20.00	1996		54		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	537	537	537	298.72	160,413
BMT	Basement Area	0	100	0	0.00	0
FEP	Enclosed Porch	0	24	0	0.00	0
FOP	Open Porch	0	84	0	0.00	0
FUS	Upper Story	537	537	537	298.72	160,413
WDC	Wood Deck	0	24	0	0.00	0
Ttl Gross Liv / Lease Area		1,074	1,306	1,074		320,826

