

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
THOMAS, JOHN A TR HEILBRONN REALTY TRUST 139 SHELL LANE		1 Sloping	2 Public Water 4 Gas 6 Septic	1 Paved		Description	Code	Assessed	Assessed	
COTUIT MA 02635		SUPPLEMENTAL DATA				RESIDNTL RES LAND	1090 1090	700,200 259,300	700,200 259,300	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1B #DL 2 GIS ID F_945383_2685100			Plan Ref. 439/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		959,500	959,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THOMAS, JOHN A TR		30100 0343	11-21-2016	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
THOMAS, JOHN A		30044 0008	10-28-2016	U	I	100	1F	2023	1090	624,200	2022	1090	500,200
THOMAS, JOHN A TR		26996 0266	12-28-2012	U	I	1	1F		1090	236,800		1090	165,900
THOMAS, JOHN A		26434 0227	06-21-2012	U	I	1	1F					1090	67,400
THOMAS, JOHN A TR		23446 0205	02-13-2009	U	I	1	1A	Total		861,000	Total		666,100
								Total			Total		594,200

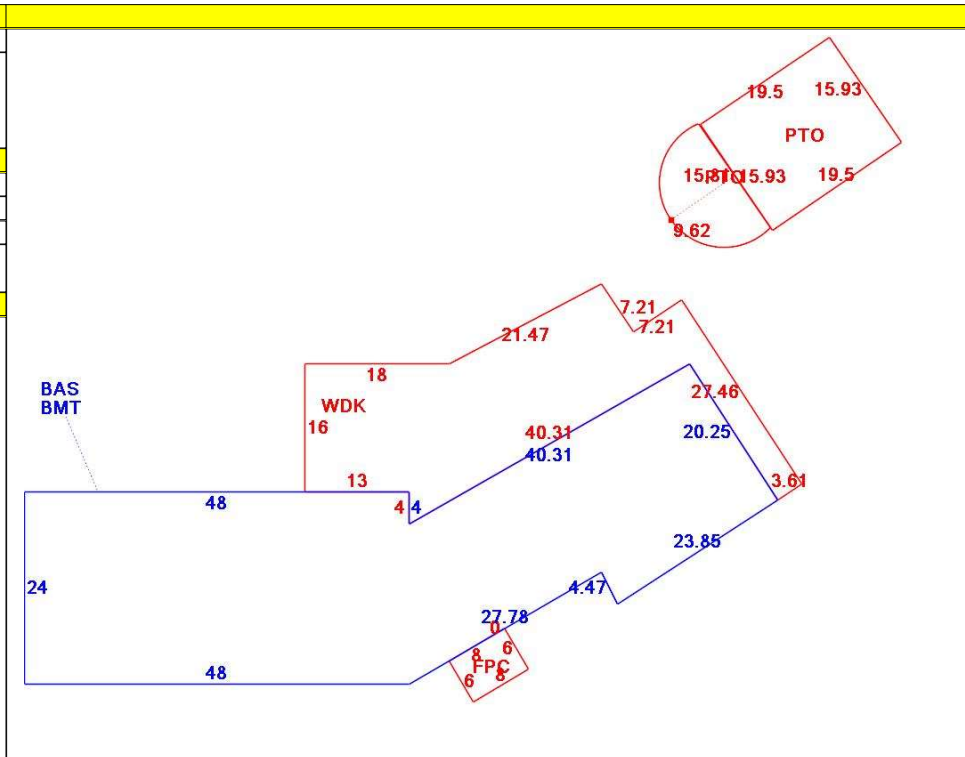
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2013	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0107				COTUIT				
NOTES				Appraised Bldg. Value (Card)				511,300
				Appraised Xf (B) Value (Bldg)				66,300
				Appraised Ob (B) Value (Bldg)				122,600
				Appraised Land Value (Bldg)				259,300
				Special Land Value				0
				Total Appraised Parcel Value				959,500
				Valuation Method				C
				Total Appraised Parcel Value				959,500

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-21-33	03-16-2021	882	Detached Acce	58,000	04-26-2022	100	06-30-2022	24' x 28' storage garage	04-26-2022	CK	02		02	Bldg Permit Completed
20-2936	10-10-2020	833	Shd-Res-under	6,000	06-11-2021	100	06-30-2021	adding new shed to the proper	06-11-2021	SR	02		02	Bldg Permit Completed
16-62	02-29-2016	839	Solar Panel-Re	36,000	08-17-2016	100	06-30-2017	The installation of 36 PV Solar	06-10-2020	WD			FR	Field Review
89376	12-29-2005	GN	Generator		07-22-2009	100	06-30-2009	GEN	12-13-2016	SR	02		02	Bldg Permit Completed
86833	09-13-2005	DG	Detached Gara	30,720	11-03-2006	100	06-30-2007	24X40	07-20-2015	TP	03		16	In Office Review
34342	10-27-1998	RA	Remodel-Additi	15,000	06-09-1999	100	01-01-1999	2 DORMS-WINDS-DRS	03-22-2013	RB	03		03	Cycl Insp Comp
14934	05-06-1996	OB	Out Building	1,500	08-27-1997	100	01-01-1997	Shed 12X16	03-04-2013	GC	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	1090	Multi Hses M-01	RF	2	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.16	Total Land Value			246,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		605,676			
Year Built		1960			
Effective Year Built		1991			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		22			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		78			
RCNLD		472,400			
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
FPL1	Fireplace 1 sto	B	1	5000.00	1993		78		0.00	3,900
BGAR	Bsmt Garage	B	1	2326.00	1993		78		0.00	1,800
BFA	Bsmt Fin-Avg	B	1,000	17.36	1993		78		0.00	13,500
FGR3	Garage-Good-	L	960	60.00	2006		87	00	1.00	50,100
GEN	Emergency Ge	L	1	5550.00	2005		72		0.00	4,000
WDC	Wood Decking	L	806	20.00	1997		56		0.00	8,200
PATC	Conc Pavers	L	431	15.46	1997		78		0.00	5,100
FOPC	Open Prch-roo	B	48	55.00	1993		78		0.00	2,200
BMT	Basement-Unfi	B	2,026	26.01	1993		78		0.00	35,300
SOL2	Solar PV Pane	B	36	725.00	1993		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,027	2,027	2,027	298.80	605,676
BMT	Basement Area	0	2,027	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
PTO	Patio	0	437	0	0.00	0
WDK	Wood Deck	0	806	0	0.00	0
Ttl Gross Liv / Lease Area		2,027	5,345	2,027		605,676



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THOMAS, JOHN A TR HEILBRONN REALTY TRUST 139 SHELL LANE COTUIT MA 02635		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed							
			4 Gas			RESIDNTL	1090	700,200	700,200							
			6 Septic			RES LAND	1090	259,300	259,300							
SUPPLEMENTAL DATA						Total		959,500	959,500							
Alt Prcl ID		Split Zonin		Plan Ref. 439/25												
BID Parcel		ResExpt Q YES:		Land Ct#												
#DL 1 LOT 1B		#DL 2		Life Estate												
GIS ID F_945383_2685100		Assoc Pid#		PP STATU												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed			
								2023	1090	624,200	2022	1090	500,200			
									1090	236,800		1090	165,900			
								Total		861,000	Total		666,100			
								Total			Total		594,200			
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		Total														
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Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)					511,300			
0107						COTUIT		Appraised Xf (B) Value (Bldg)					66,300			
								Appraised Ob (B) Value (Bldg)					122,600			
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Total Card Land Units					Parcel Total Land Area					Total Land Value						

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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PRG1	Pergola-Avg	L	128	18.00	1997		56	C	1.00	1,300	
SHED	Shed	L	120	18.00	2020		100		0.00	2,200	
FGR7	Gar w/Lft Goo	L	672	70.00	2022		100	C+	1.10	51,700	
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Ttl Gross Liv / Lease Area											

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						Total	959,500	959,500		

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THOMAS, JOHN A	30044	0008	10-28-2016	U	I	100	1F	2023	1090	624,200	2022	1090	500,200
THOMAS, JOHN A TR	26996	0266	12-28-2012	U	I	1	1F		1090	236,800		1090	165,900
THOMAS, JOHN A	26434	0227	06-21-2012	U	I	1	1F					1090	67,400
THOMAS, JOHN A TR	23446	0205	02-13-2009	U	I	1	1A						
Total								861,000	Total	666,100	Total	594,200	

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

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2	1090	Multi Hses M-01	RF	2	0.160 AC	14,250.00	3.89204	1.0000	0	1.00	0107	1.400		1.0000	77,646.83	12,400
Total Card Land Units					0.16	AC	Parcel Total Land Area					1.16	Total Land Value			12,400

