

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PIANTES, JOANNA C TR		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
JCP REAL ESTATE TRUST		4 Gas	6 Septic			RESIDNTL	1010	893,800	893,800
90 TRACEY RD		SUPPLEMENTAL DATA				RES LAND	1010	343,600	343,600
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 11 #DL 2 GIS ID F_941025_2680637		Plan Ref. Land Ct# 11260-D #SR Life Estate PP STATU Assoc Pid#		Total 1,237,400 1,237,400			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIANTES, JOANNA C TR	C180727	0	07-28-2006	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIANTES, JOANNA C	C125322	0	12-15-1991	U	I	100	A	2023	1010	703,600	2022	1010	659,100	2021	1010	549,800
PIANTES, JOANNA C & SPERO H	C121130	0	08-15-1990	U	I	100	A		1010	319,400		1010	220,900		1010	241,900
PIANTES, JOANNA C	C120853	0	06-15-1990	U	I	100	A								1010	27,400
RAFTES, JOHN C & FRANCES E	C80325	0	12-12-1979	U		0		Total 1,023,000				Total 880,000		Total 819,100		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	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
0110			COTUIT

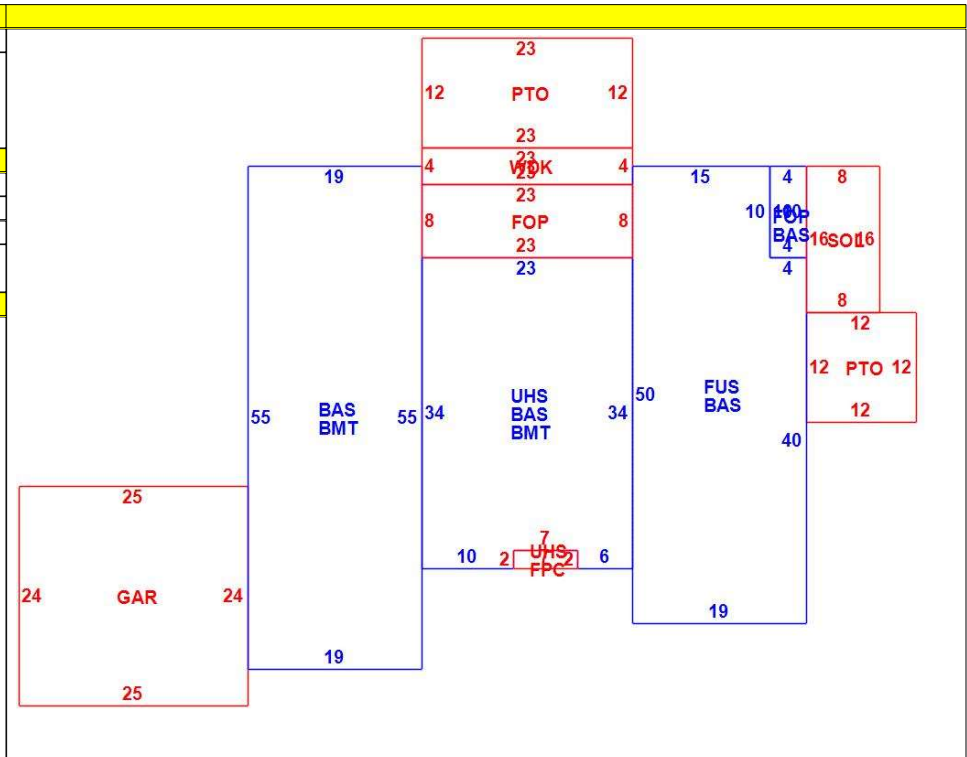
NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	778,300		
Appraised Xf (B) Value (Bldg)	87,200		
Appraised Ob (B) Value (Bldg)	28,300		
Appraised Land Value (Bldg)	343,600		
Special Land Value	0		
Total Appraised Parcel Value	1,237,400		
Valuation Method	C		
Total Appraised Parcel Value	1,237,400		

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
20-59	01-08-2020	835	Sid/Wind/Roof/	14,438	06-30-2020	100	06-30-2020	replace 4 windows	07-23-2021	CK	02		03	Cycl Insp Comp
200804539	08-25-2008	GN	Generator		08-29-2008	100	06-30-2013	GENERATOR	06-04-2020	DM			FR	Field Review
B29122	04-01-1986	DW	Dwelling	170,000	01-15-1988	100	06-30-1988	CO 11/2 S	05-12-2016	JR	03		16	In Office Review
									04-01-2014	JR	03		03	Cycl Insp Comp
									12-13-2012	RB	03		03	Cycl Insp Comp
									09-26-2012	RB	03		16	In Office Review
									05-05-2011	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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0109	2.200		1.0000	731,034.0	343,600
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			343,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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				926,563	
Year Built				1986	
Effective Year Built				1999	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				778,300	
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	3	6000.00	2001		84		0.00	15,100
BRR	Bsmt Rec Rm-	B	1,600	8.05	2001		84		0.00	10,800
WDC	Wood Decking	L	92	20.00	2005		72		0.00	2,500
PAT1	Patio- Average	L	420	5.89	2005		86		0.00	2,100
SOL	Solarium	L	128	171.10	2005		86	C	1.00	18,500
FOP	Open Porch-ro	B	224	55.00	2001		84		0.00	8,100
GAR	Attached Gara	B	600	40.00	2001		84		0.00	17,600
BMT	Basement-Unfi	B	1,813	26.01	2001		84		0.00	34,600
FOPC	Open Prch-roo	B	14	55.00	2001		84		0.00	1,000
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,763	2,763	2,763	237.09	655,091
BMT	Basement Area	0	1,813	0	0.00	0
FOP	Open Porch	0	224	0	0.00	0
FPC	Open Porch Conc. Floor	0	14	0	0.00	0
FUS	Upper Story	910	910	910	237.09	215,756
GAR	Attached Garage	0	600	0	0.00	0
PTO	Patio	0	420	0	0.00	0
SOL	Solarium	0	128	0	0.00	0
UHS	Half Story, Unfinished	0	782	235	71.25	55,717
WDK	Wood Deck	0	92	0	0.00	0
Ttl Gross Liv / Lease Area		3,673	7,746	3,908		926,564



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									1010	319,400		1010	220,900		1010	241,900
															1010	27,400
								Total		1,023,000	Total		880,000	Total		819,100

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		Total						

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