

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
RYAN, MICHAEL  120 RUSHY MARSH ROAD  COTUIT MA 02635	2	Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
	6		Septic			RESIDENTL	1010	520,600	520,600		
	4		Gas			RES LAND	1010	189,200	189,200		
<b>SUPPLEMENTAL DATA</b>						Total				709,800	709,800
Alt Prcl ID		Split Zonin		Plan Ref. 159/91							
COTUIT MA 02635		#DL 1 LOT 1		Land Ct#							
		#DL 2		Life Estate							
		GIS ID F_944138_2684846		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RYAN, MICHAEL MACDONALD, HELEN E	23575	0308	03-31-2009	U	I	300,000	1	Year	Code	Assessed	Year	Code	Assessed
	1950	0131	10-15-1973	Q		20,000	U	2023	1010	456,900	2022	1010	402,600
									1010	187,000		1010	132,900
								Total		643,900	Total		535,500
								Total			Total		474,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 404,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 46,600				
Nbhd			Nbhd Name				Batch					
0106			B				COTUIT					
<b>NOTES</b>												
Appraised Ob (B) Value (Bldg) 70,000												
Appraised Land Value (Bldg) 189,200												
Special Land Value 0												
Total Appraised Parcel Value 709,800												
Valuation Method C												
Total Appraised Parcel Value 709,800												

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
19-1825	06-19-2019	830	Pool - Inground	82,250	06-30-2019	100	06-30-2019	Inground Vinyl liner swimming	06-10-2020	WD			FR	Field Review
19-1967	06-17-2019	833	Shd-Res-under	0	06-30-2019	100	06-30-2019	Shed 10x14	10-03-2019	SR	02		02	Bldg Permit Completed
200901816	05-06-2009	RA	Remodel-Additi	90,000	07-22-2009	100	06-30-2009	2BTH,KIT,WIND,EXT SCRND	02-12-2013	RB	03		03	Cycl Insp Comp
									06-04-2012	TR	03		16	In Office Review
									05-04-2010	TP	03		16	In Office Review
									01-26-2010	DR	03		16	In Office Review
									08-04-2009	TP	03		52	New Construction

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	0.590	AC	176,344.00	1.58128	1.0000	5	1.00	0106	1.150		1.0000	320,681.5	189,200
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			189,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	B	S
	0.0		

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

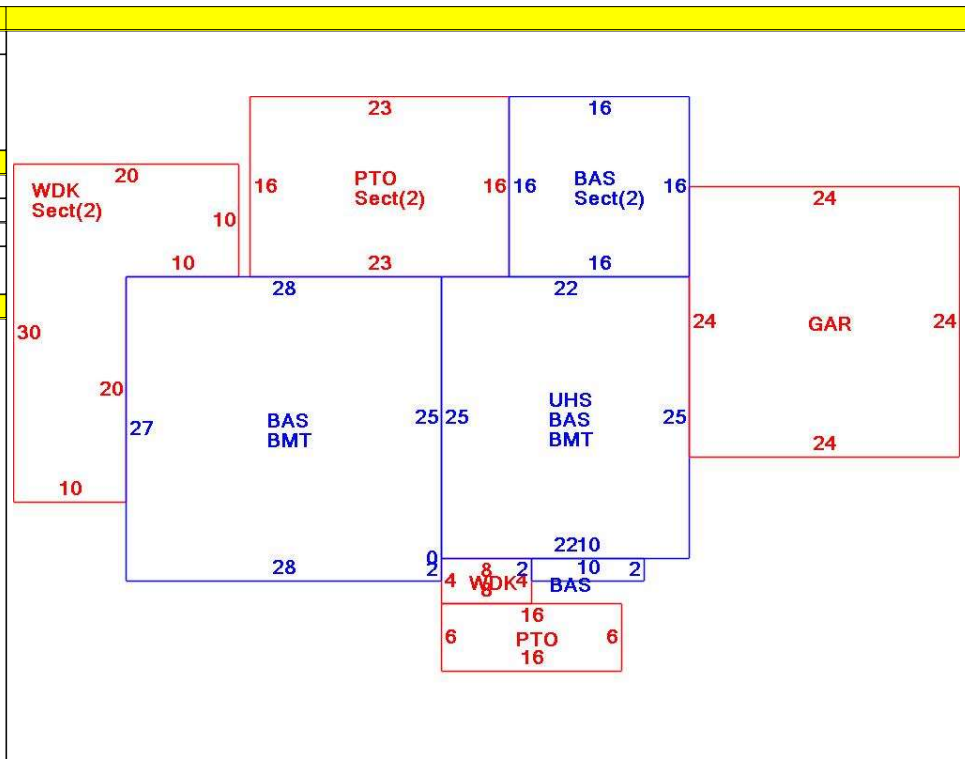
COST / MARKET VALUATION	
Building Value New	488,147
Year Built	1967
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	404,000
Dep % Ovr	
Dep Ovr Comment	
Misc 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	1996		81		0.00	4,100
GAR	Attached Gara	B	576	40.00	1996		81		0.00	16,600
BMT	Basement-Unfi	B	1,306	26.01	1996		81		0.00	25,900
WDC	Deck composit	L	32	24.00	2018		98		0.00	2,600
PAT2	Patio-Good	L	96	9.94	2018		99		0.00	1,100
SPL2	Pool Vinyl	L	512	55.00	2019		100	C	1.00	28,200
SPH2	Pool Heater 50	L	1	3081.00	2019		100		0.00	3,100
SPC1	Pool Cover-Au	L	512	17.53	2019		100		0.00	9,000
SHD2	Shed w/Elec	L	140	26.00	2019		100		0.00	3,600
PAT2	Patio-Good	L	1,180	9.94	2019		100		0.00	10,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,326	1,326	1,326	279.42	370,511
BMT	Basement Area	0	1,306	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	96	0	0.00	0
UHS	Half Story, Unfinished	0	550	165	83.83	46,104
WDK	Wood Deck	0	32	0	0.00	0
Ttl Gross Liv / Lease Area		1,326	3,886	1,491		416,615



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	4					RES LAND	1010	189,200	189,200		
SUPPLEMENTAL DATA						Total				709,800	709,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_944138_2684846			Plan Ref. 159/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

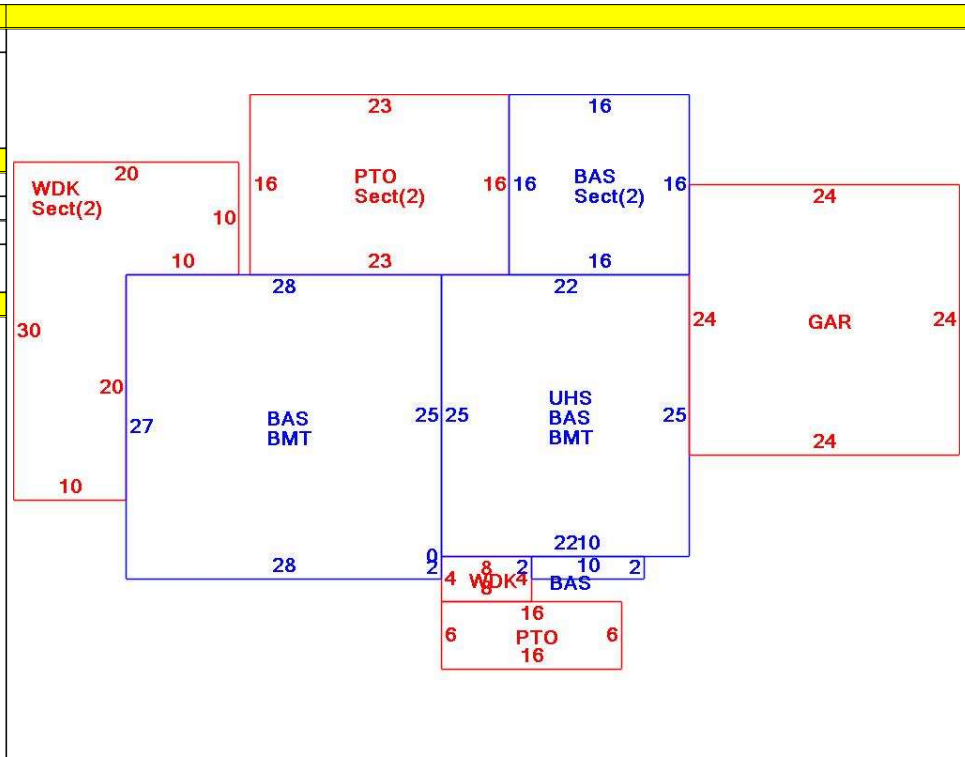
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									1010	187,000		1010	132,900	2021	1010	271,400
												1010		1010	70,000	
								Total	643,900		Total	535,500		Total	474,300	

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									APPRAISED VALUE SUMMARY							
Total			0.00						Appraised Bldg. Value (Card)				404,000			
									Appraised Xf (B) Value (Bldg)				46,600			
									Appraised Ob (B) Value (Bldg)				70,000			
									Appraised Land Value (Bldg)				189,200			
									Special Land Value				0			
									Total Appraised Parcel Value				709,800			
									Valuation Method				C			
									Total Appraised Parcel Value				709,800			

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RooF Cover	03	Asph/F Gls/Cmp			
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Interior Floor 2					
Heat Fuel	02	Oil			
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AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
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Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		488,147			
Year Built		2009			
Effective Year Built		2010			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		7			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		93			
RCNLD		404,000			
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
WDC	Deck comp w	L	400	28.00	2010		82		0.00	8,800
PAT2	Patio-Good	L	368	9.94	2010		91		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	256	256	256	279.42	71,532
PTO	Patio	0	368	0	0.00	0
WDK	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		256	1,024	256		71,532

