

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
JANSSON, SCOTT ANDREW 87 TRACEY ROAD COTUIT MA 02635				1	2	1		Description	Code	Assessed	Assessed	
				Level	Public Water			RESIDNTL	1010	569,300	569,300	
				4	Gas	1	Paved	RES LAND	1010	345,000	345,000	
				6	Septic							
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin		Plan Ref.						
COTUIT MA 02635				ResExpt Q NO APP:		Land Ct# 11260-D						
#DL 1 LOT 16				#DL 2		Life Estate						
GIS ID F_940854_2680684				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	Year	Code	Assessed	Year	Code	Assessed					
JANSSON, SCOTT ANDREW	C231459	0	11-03-2022	Q	I	849,000	00	2023	1010	488,500	2022	1010	385,500	2021	1010	290,300
REED, ANDREW C & HARTLEY, RACHEL	C225381	0	02-19-2021	U	I	100	1F		1010	320,800		1010	221,800		1010	242,900
HARTLEY, RACHEL K	C206855	0	07-16-2015	Q	I	470,000	00								1010	23,100
HURWITZ, PHYLLIS	C83595	0	11-13-1980	U		0										
Total								809,300	Total		607,300	Total		556,300		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				COTUIT

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	435,100		
												Appraised Xf (B) Value (Bldg)	27,100		
												Appraised Ob (B) Value (Bldg)	107,100		
												Appraised Land Value (Bldg)	345,000		
												Special Land Value	0		
												Total Appraised Parcel Value	914,300		
												Valuation Method	C		
												Total Appraised Parcel Value	914,300		

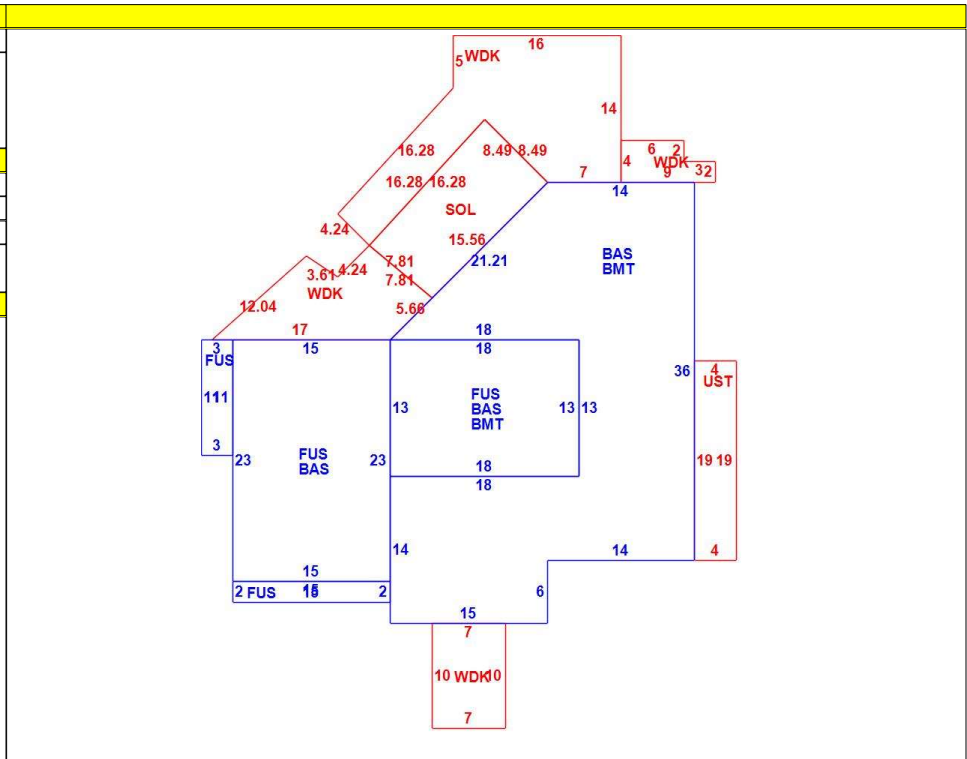
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-11	08-24-2023	835	Sid/Wind/Roof/	65,000		100		Exterior remodeling @Remova	04-21-2022	CK	01		02	Bldg Permit Completed	
EXPR-22-3	03-11-2022	835	Sid/Wind/Roof/	45,868		100		Replace 6 windows and 3 pati	06-14-2021	SR	02		13	CALL BACK	
BLDR-21-34	03-11-2021	882	Detached Acce	50,000	04-21-2022	100	06-30-2022	Build 24x26 two car garage/de	06-04-2020	DM			FR	Field Review	
SHED-21-2	01-07-2021	863	Shed Registrati	0	06-14-2021	100	06-30-2021		05-12-2016	JR	03		20	Sale Review	
B23423	09-01-1981	DW	Dwelling	0	01-15-1982	100	06-30-1982	CO 1.5 ST	01-31-2013	RB	03		03	Cycl Insp Comp	
									05-05-2011	RB	03		16	In Office Review	
									12-16-2004	PT	02		01	Meas/Est	

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	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0109	2.200		1.0000	704,141.5	345,000
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			345,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2	06	Vertical Sidin			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	15	Quarry Tile			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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		530,577
Year Built		1981
Effective Year Built		1996
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		435,100
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
FPLG	Gas Fireplace	B	2	2500.00	1998		82		0.00	4,100
WDC	Wood Decking	L	432	20.00	1998		58		0.00	4,800
SOL	Solarium	L	130	171.10	1998		79	C	1.00	17,200
UST	Utility Storage	B	76	17.11	1998		82		0.00	900
BMT	Basement-Unfi	B	1,022	26.01	1998		82		0.00	22,100
WDC	Wood Deck w/	L	30	18.00	1998		58		0.00	1,100
SHED	Shed	L	192	18.00	2020		100		0.00	3,500
GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600
GAR4	Det Gar-w/FU	L	624	120.00	2022		100	C	1.00	74,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,367	1,367	1,367	264.10	361,025
BMT	Basement Area	0	1,022	0	0.00	0
FUS	Upper Story	642	642	642	264.10	169,552
SOL	Solarium	0	130	0	0.00	0
UST	Utility Enclosure	0	76	0	0.00	0
WDK	Wood Deck	0	464	0	0.00	0
Ttl Gross Liv / Lease Area		2,009	3,701	2,009		530,577

