

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COPELAND, J TODD JR & KATHERIN 281 COPECODDER REALTY TRUST 44 FALMOUTH ROAD		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,433,300 1,635,100	Assessed 1,433,300 1,635,100
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
WESTON MA 02493		Alt Prcl ID		Plan Ref. 366/38					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOT 1		PP STATU					
		#DL 2							
		GIS ID F_963057_2689625		Assoc Pid#					
						Total	3,068,400	3,068,400	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COPELAND, J TODD JR & KATHERINE K		29135 0304	09-14-2015	Q	I	1,475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
281 WIANNO AVENUE LLC		28190 0149	06-09-2014	U	I	1	1F	2023	1010	1,235,300	2022	1010	1,041,800	2021	1010	770,400
REARDON, MICHELE B TR		20323 0275	10-03-2005	U	I	10	1A		1010	1,287,200		1010	964,900		1010	993,200
REARDON, MICHELE B		10089 0277	03-15-1996	Q	I	288,200	U								1010	114,000
ALGER, JOHN R TR		9408 0077	10-15-1994	Q	I	287,500	U									
								Total	2,522,500	Total	2,006,700	Total	1,877,600			

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
0117			OSTVIL

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,224,000
Appraised Xf (B) Value (Bldg)	95,300
Appraised Ob (B) Value (Bldg)	114,000
Appraised Land Value (Bldg)	1,635,100
Special Land Value	0
Total Appraised Parcel Value	3,068,400
Valuation Method	C
Total Appraised Parcel Value	3,068,400

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
BLDR-22-12	10-28-2022	880	Alt-Int work-Res	13,500	06-30-2023	100	06-30-2023	Remove sheetrock entire 3rd fl	08-07-2020	SR	02		02	Bldg Permit Completed
SM-21-13	03-25-2021	834	Sheet Metal	20,000	06-30-2021	100	06-30-2021	Installation of two Samsung d	06-02-2020	WD			FR	Field Review
SM-20-1	12-08-2020	834	Sheet Metal	10,000	06-30-2021	100	06-30-2021	Installation of a Heat Pump Sy	04-27-2020	SR	02		02	Bldg Permit Completed
20-1071	05-05-2020	830	Pool - Inground	68,800	08-07-2020	100	08-07-2020	24x45' Gunite swimming pool	08-13-2019	CK	22		22	Change of Address
20-1065	05-04-2020	804	Addn Alt-Res	500,000	08-07-2020	100	08-07-2020	Construct new garage addition	06-20-2016	TR	02		20	Sale Review
19-3516	11-13-2019	811	Demo - Access	5,000	02-26-2020	100	06-30-2020	Demolition of existing garage	06-20-2016	NF	03		16	In Office Review
20063033	09-18-2006	AD	Addition	2,000,000	06-30-2008	100	06-30-2008		06-20-2016	JR	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	RC	3	0.670 AC	176,344.00	1.42670	1.0000	5	1.00	0117	9.700		1.0000	2,440,424	1,635,100

Total Card Land Units 0.67 AC Parcel Total Land Area 0.67

Total Land Value 1,635,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2.4				
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	10				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	31	3 Full-1 Half			

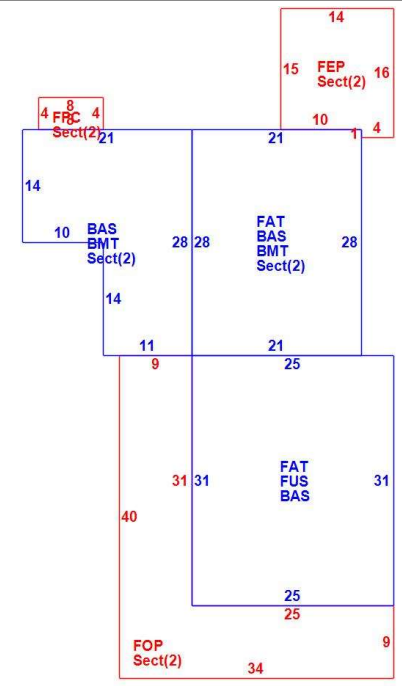
CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	1,310,089
Year Built	1890
Effective Year Built	2005
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	1,224,000
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
FPL3	Fireplace 2 sto	B	1	7000.00	2005		89		0.00	6,200
SPL3	Pool Gunite	L	1,080	75.00	2020		100	B	1.32	101,500
PAT1	Patio- Average	L	1,980	5.89	2020		100		0.00	9,600
SHED	Shed	L	160	18.00	2020		100		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	775	775	775	469.57	363,914
FAT	Attic, Finished	116	775	116	70.28	54,470
FUS	Upper Story	775	775	775	469.57	363,914
Ttl Gross Liv / Lease Area		1,666	2,325	1,666		782,298



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				4 Gas			RESIDENTL	1010	1,433,300	1,433,300	
				6 Septic			RES LAND	1010	1,635,100	1,635,100	
SUPPLEMENTAL DATA							Total		3,068,400	3,068,400	
			Alt Prcl ID	Split Zonin		Plan Ref. 366/38					
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			#DL 2			Life Estate					
			GIS ID	F_963057_2689625		PP STATU					
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		Total										Total		1,877,600

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Total			0.00					

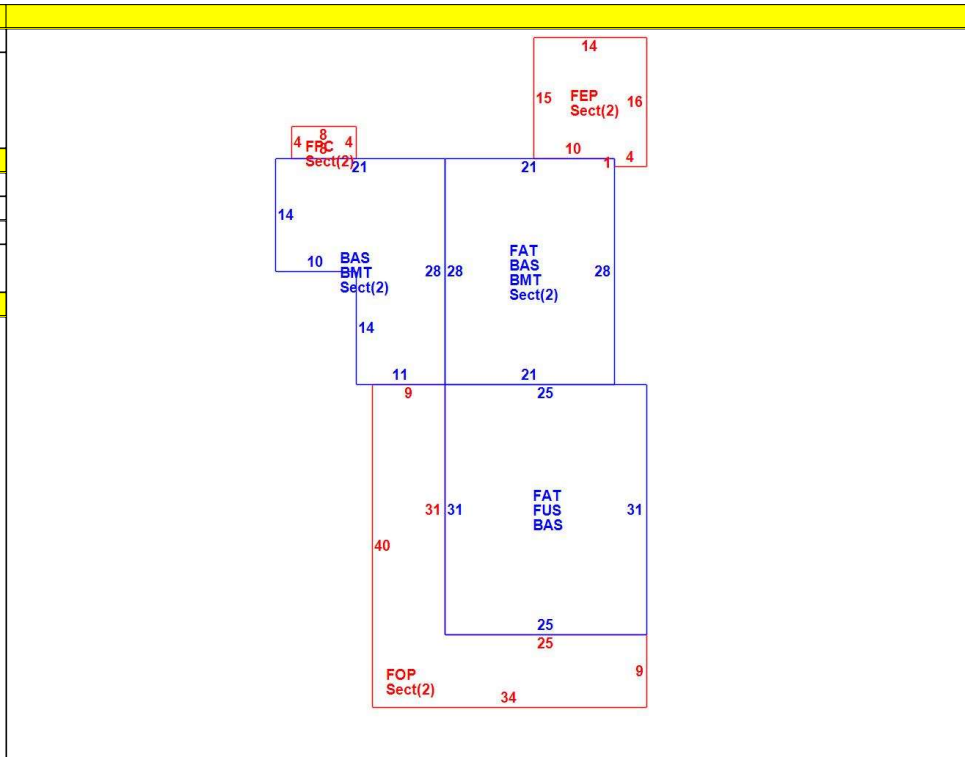
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0117				OSTVIL

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Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			1,635,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.15	1 Story w/FAT			
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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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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		1,310,089
			Year Built		2006
			Effective Year Built		2019
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		1,224,000
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2019		100		0.00	7,000
FEP	Enclosed porc	B	214	70.00	2019		100		0.00	13,100
BMT	Basement-Unfi	B	1,036	26.01	2019		100		0.00	27,200
FOPC	Open Prch-roo	B	32	55.00	2019		100		0.00	2,100
BFA	Bsmt Fin-Avg	B	1,000	17.36	2019		100		0.00	17,400
FOP	Open Porch-ro	B	585	55.00	2019		100		0.00	22,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	469.57	486,470
BMT	Basement Area	0	1,036	0	0.00	0
FAT	Attic, Finished	88	588	88	70.28	41,322
FEP	Enclosed Porch	0	214	0	0.00	0
FOP	Open Porch	0	585	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
Ttl Gross Liv / Lease Area		1,124	3,491	1,124		527,792

