

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLYNN, ROBERT E & REGINA G TRS SAGUARO REALTY TRUST BOX 1493 COTUIT MA 02635		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			5 Well			RESIDENTL	1010	2,180,400	2,180,400
			6 Septic			RES LAND	1010	2,441,000	2,441,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 5 #DL 2 GIS ID F_942881_2680970			Plan Ref. Land Ct# 34636-B #SR Life Estate PP STATU Assoc Pid#			Total 4,621,400 4,621,400			

801
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RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GUTIERREZ JR, ARTHUR J & GLORIA M		C232328 0	02-24-2023	Q	I	5,300,000	00	Year	Code	Assessed	Year	Code	Assessed
FLYNN, ROBERT E & REGINA G TRS		C197979 0	08-24-2012	U	I	1	1F	2023	1010	1,969,000	2022	1010	1,673,400
FLYNN, ROBERT E & REGINA G		C85010 0	04-15-1981	U		0			1010	3,185,600	2021	1010	1,713,400
									1010			1010	272,100
								Total		5,154,600	Total		3,386,800
								Total			Total		3,173,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

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ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0119				COTUIT			
NOTES				Appraised Bldg. Value (Card) 1,833,900 Appraised Xf (B) Value (Bldg) 74,400 Appraised Ob (B) Value (Bldg) 272,100 Appraised Land Value (Bldg) 2,441,000 Special Land Value 0 Total Appraised Parcel Value 4,621,400 Valuation Method C Total Appraised Parcel Value 4,621,400			

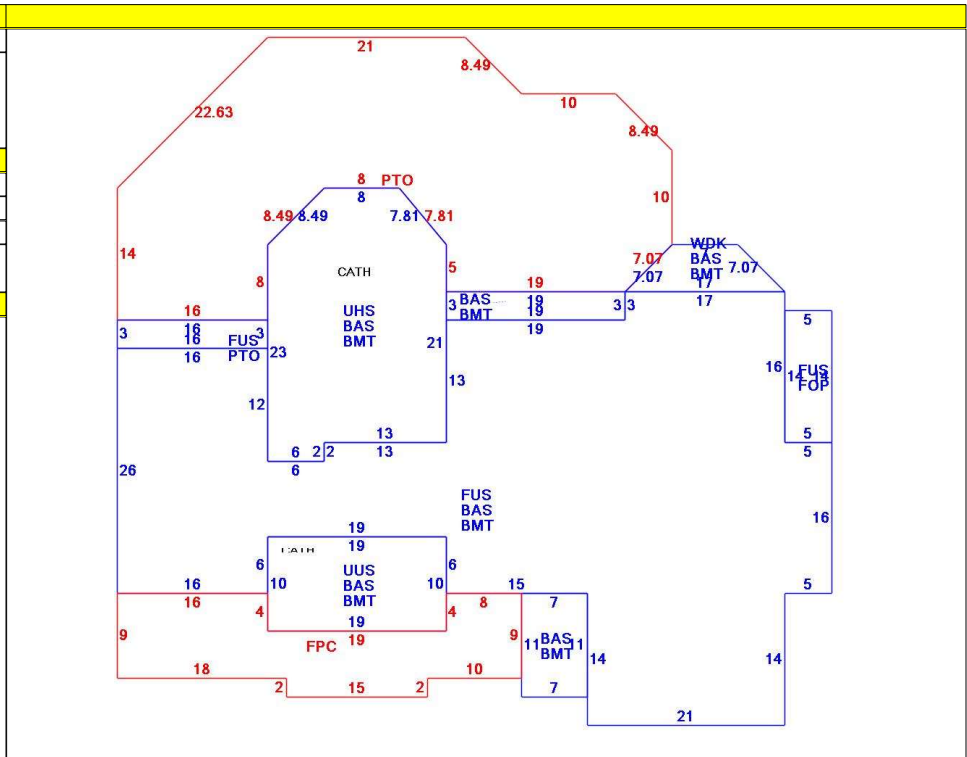
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201309397	01-27-2014	RE	Remodel	200,000	08-12-2014	100	06-30-2015	REMODO 2ND FLR DET GAR-	06-04-2020	DM			FR	Field Review
89863	01-24-2006	RA	Remodel-Additi	800,000	09-14-2006	100	06-30-2007	Extensive Renov	06-14-2018	RB	22		22	Change of Address
52768	04-13-2001	NR	New Roof	12,500	10-10-2001	100	01-01-2002	REROOF	04-23-2015	JR	03		03	Cycl Insp Comp
B32489	12-01-1988	AD	Addition	35,000	01-15-1989	100	06-30-1989	CO GARAGE	11-13-2014	MW	01		02	Bldg Permit Completed
B23604	11-01-1981	SP	Swimming Pool	0	01-15-1982	100	06-30-1982	CO POOL	07-01-2014	MW	01		13	CALL BACK
B23567	10-01-1981	DW	Dwelling	70,000	01-15-1986	100	06-30-1986	CO 2 STOR	04-29-2014	MW	01		13	CALL BACK
									03-01-2013	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	1010	Single Fam M-0	RF	2	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0119	12.000		1.0000	2,116,128	2,116,100	
1	1010	Single Fam M-0	RF	2	1.900 AC	14,250.00	1.00000	1.0000	0	1.00	0119	12.000		1.0000	171,000	324,900	
Total Card Land Units					2.90 AC	Parcel Total Land Area					2.90	Total Land Value					2,441,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	13				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	2,236,508
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	1,833,900
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
SPL2	Pool Vinyl	L	450	55.00	1981		24	00	1.00	6,100
DKAV	Dock-Ave	L	1	100000.0	1986		34		0.00	34,000
FPL3	Fireplace 2 sto	B	1	7000.00	1998		82		0.00	5,700
WDC	Wood Decking	L	192	20.00	2003		68		0.00	3,200
GAR4	Det Gar-w/FU	L	936	120.00	2005		86	A	1.58	152,600
WDC	Wood Decking	L	60	20.00	2003		68		0.00	2,100
FOP	Open Porch-ro	B	70	55.00	1998		82		0.00	3,600
BMT	Basement-Unfi	B	2,939	26.01	1998		82		0.00	50,400
FOPC	Open Prch-roo	B	341	55.00	1998		82		0.00	10,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,939	2,939	2,939	411.88	1,210,515
BMT	Basement Area	0	2,939	0	0.00	0
FOP	Open Porch	0	70	0	0.00	0
FPC	Open Porch Conc. Floor	0	341	0	0.00	0
FUS	Upper Story	2,181	2,181	2,181	411.88	898,310
PTO	Patio	0	1,241	0	0.00	0
UHS	Half Story, Unfinished	0	492	148	123.90	60,958
UUS	Upper Story, Unfinished	0	190	162	351.18	66,725
WDK	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		5,120	10,453	5,430		2,236,508



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Total							

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NOTES			

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Appraised Ob (B) Value (Bldg)	272,100
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Valuation Method	C
Total Appraised Parcel Value	4,621,400

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Interior Wall 2						Condo Unit					
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Interior Floor 2						Building Value New					
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Heat Type	04	Hot Air				Effective Year Built					
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Total Rooms	13					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	51	5 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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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	
PATF	Flagstone Pav	L	1,240	30.00	2003		84		0.00	27,400	
PATF	Flagstone Pav	L	156	30.00	2003		84		0.00	4,500	
PATF	Flagstone Pav	L	1,450	30.00	2003		84		0.00	31,200	
SPH1	Pool Heater <	L	1	2434.00	1981		24		0.00	600	
FNP4	FENCE META	L	672	16.76	2013		88	C	1.00	9,900	
FNG1	Gate 4'x3'w	L	2	301.53	2013		88	C	1.00	500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											