Property Location 261 SCHOOL STREET | Map ID 020/ 101/ / / | Bldg Name | State Use 1010
Vision ID 929 | Account # 8707 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 2:13:20 PM

CURRENT OWNER

PARATORE, CARMELO J

261 SCHOOL ST

COTUIT MA 02635

TOPO		UTILITIES		STRT / ROAD		LOCATION	
		2	Public Water				
1	Level	4	Gas	1	Paved		
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	15/67
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 31	PP STATU	
#DL 2			
GIS ID	F_944742_2687364	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	180,800	180,800
RES LAND	1010	264,900	264,900
	Total	445,700	445,700

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
PARATORE, CARMELO J	9902	0075	10-15-1995	Q	I	100,000	U
PETTINE, NINA F	4237	0057	09-15-1984	Q	I	60,000	U
ROBERTS, DONEL B	3074	0118	08-15-1980	Q	I	39,900	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	174,200	2022	1010	144,600	2021	1010	136,200
	1010	262,100		1010	167,900		1010	178,400
	Total	436,300		Total	312,500		Total	314,600

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	165,400
Appraised Xf (B) Value (Bldg)	15,400
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	264,900
Special Land Value	0
Total Appraised Parcel Value	445,700
Valuation Method	C
Total Appraised Parcel Value	445,700

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0108				COTUIT

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-26-2023	EG	03		16	In Office Review
10-24-2022	SR	02		03	Cycl Insp Comp
05-26-2020	DM			FR	Field Review
07-11-2013	RB	03		03	Cycl Insp Comp

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0108	1.700	ABUTS GOLF COURSE		1.0000	575,957.1	264,900

Total Card Land Units 0.46 AC | Parcel Total Land Area 0.46 | Total Land Value 264,900

Property Location 261 SCHOOL STREET | Map ID 020/ 101/ / / | Bldg Name | State Use 1010
Vision ID 929 | Account # 8707 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 2:13:20 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	63	Gambrel
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	09	Pine/Soft Wood
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	03	3 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

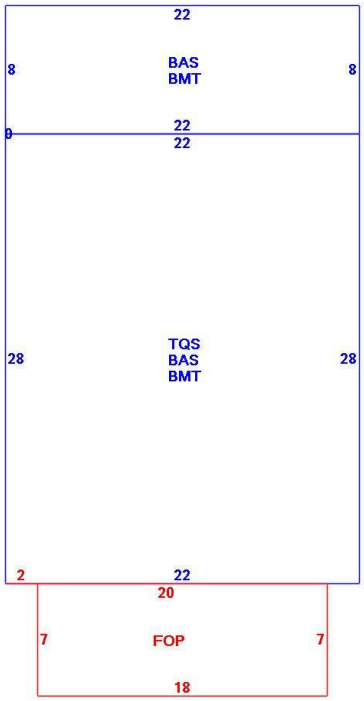
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	312,089
Year Built	1930
Effective Year Built	1959
Depreciation Code	VP
Remodel Rating	
Year Remodeled	
Depreciation %	47
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	53
RCNLD	165,400
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
FOP	Open Porch-ro	B	126	55.00	1969		53		0.00	3,500
BMT	Basement-Unfi	B	792	26.01	1969		53		0.00	11,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	261.82	207,361
BMT	Basement Area	0	792	0	0.00	0
FOP	Open Porch	0	126	0	0.00	0
TQS	Three Quarter Story	400	616	400	170.01	104,728
	Ttl Gross Liv / Lease Area	1,192	2,326	1,192		312,089