

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
YANCHUCK, SUSAN M  P O BOX 644  COTUIT MA 02635		1 Level	2 Public Water			Description	Code	Assessed	Assessed
			6 Septic	1 Paved		RESIDNTL	1010	202,500	202,500
			4 Gas			RES LAND	1010	177,000	177,000
<b>SUPPLEMENTAL DATA</b>						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 140B #DL 2 GIS ID F_944442_2686727		Plan Ref. 124/98 Land Ct# #SR Life Estate PP STATU Assoc Pid#		379,500 379,500			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
YANCHUCK, SUSAN M		10869 0152	07-25-1997	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
YANCHUCK, SUSAN F TR		5666 0199	04-15-1987	U	I	11	A	2023	1010	171,700	2022	1010	149,200	2021	1010	120,700
YANCHUCK, BENJAMIN S & PHYLLIS A		0950 0595	08-17-1956	U		0			1010	174,900		1010	124,400		1010	124,400
								Total		346,600	Total		273,600	Total		245,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	182,200
Appraised Xf (B) Value (Bldg)	17,600
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	177,000
Special Land Value	0
Total Appraised Parcel Value	379,500
Valuation Method	C
Total Appraised Parcel Value	379,500

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
0106	B	COTUIT

NOTES							

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
									07-26-2023	JO	03		16	In Office Review
									10-13-2022	SR	01	1	03	Cycl Insp Comp
									05-26-2020	WD			FR	Field Review
									08-22-2013	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	0.400 AC	176,344.00	2.18159	1.0000	5	1.00	0106	1.150	ABUTS GOLF COURSE		1.0000	442,411.8	
Total Card Land Units					0.40 AC	Parcel Total Land Area					0.40	Total Land Value					177,000

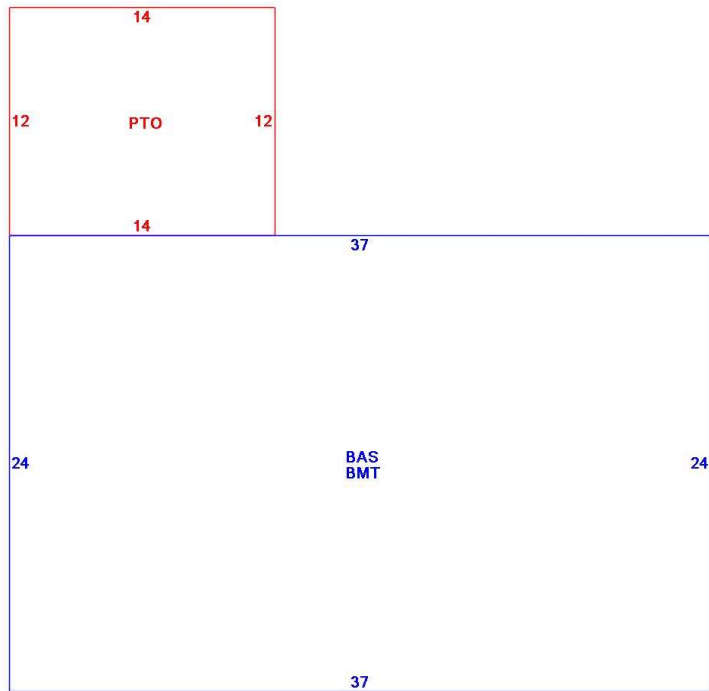
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

**COST / MARKET VALUATION**

Building Value New	253,097
Year Built	1954
Effective Year Built	1983
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	182,200
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
PAT1	Patio- Average	L	168	5.89	1991		72		0.00	800
BMT	Basement-Unfi	B	888	26.01	1985		72		0.00	17,600
SHED	Shed	L	120	18.00	2013		88		0.00	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	285.02	253,097
BMT	Basement Area	0	888	0	0.00	0
PTO	Patio	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		888	1,944	888		253,097

