

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KRAICS, FREDERICK J, IV, & BRIDGE  72 CLAMSHELL POINT LANE  COTUIT MA 02635		4	Rolling	2	Public Water	7	Waterfront	Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
		4	Gas	1	Paved	1	Excel View	RESIDNTL	1010	555,700	555,700	
		6	Septic					RES LAND	1010	1,017,300	1,017,300	
SUPPLEMENTAL DATA												
Alt Prcl ID					Plan Ref. 134/41							
Split Zonin					Land Ct#							
BID Parcel					#SR							
ResExpt Q					Life Estate							
#DL 1 LOT 10					PP STATU							
#DL 2												
GIS ID F_940375_2683061					Assoc Pid#							
								Total		1,573,000	1,573,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KRAICS, FREDERICK J, IV, & BRIDGET B	30632	0085	07-17-2017	Q	I	856,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
UBER, RICHARD D & GLORIA ANN TRS	28197	0265	06-12-2014	U	I	100	1A	2023	1010	453,900	2022	1010	426,100	2021	1010	293,900
UBER, RICHARD & GLORIA	11889	0030	12-04-1998	Q	I	507,000	00		1010	924,800		1010	500,600		1010	484,800
HOUGHTON, DONALD & JUDITH TRS	10537	0236	12-23-1996	U	I	1	1A								1010	89,300
HOUGHTON, DONALD E & JUDITH	6006	0004	11-15-1987	Q	I	305,000	U									
								Total		1,378,700	Total		926,700	Total		868,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total				0.00	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			COTUIT

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										416,500	
Appraised Xf (B) Value (Bldg)										49,900	
Appraised Ob (B) Value (Bldg)										89,300	
Appraised Land Value (Bldg)										1,017,300	
Special Land Value										0	
Total Appraised Parcel Value										1,573,000	
Valuation Method										C	
Total Appraised Parcel Value										1,573,000	

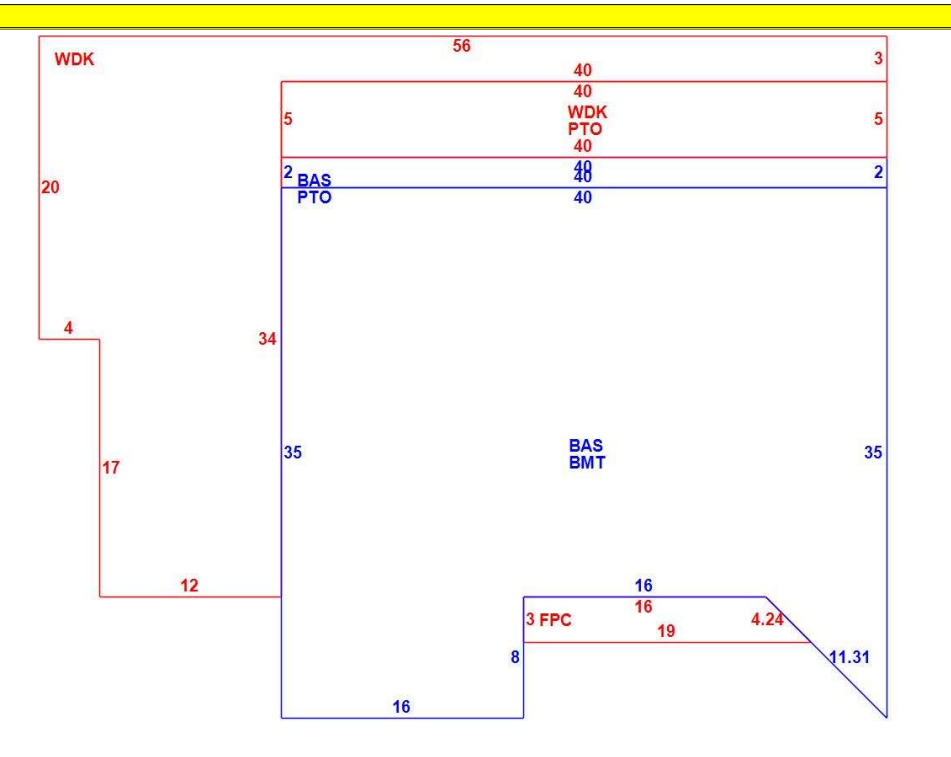
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-4	04-06-2023	835	Sid/Wind/Roof/	28,034		100		remove existing asphalt shingl		08-13-2021	BM	02		03	Cycl Insp Comp
B34229	03-01-1991	AD	Addition	16,000	01-15-1992	100	12-31-1992	CO GARAGE		06-04-2020	DM			FR	Field Review
B17616	03-01-1975	DW	Dwelling	0	01-15-1977	100	12-31-1977	CO 1 STOR		07-30-2019	CK	22		22	Change of Address
										02-28-2012	RB	03		16	In Office Review
										05-05-2011	RB	03		16	In Office Review
										10-23-2007	PT	02		14	Cyclical Inspection

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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0114	6.500			1.0000	2,119,319	1,017,300
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value				1,017,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	B	Custom			
Stories	1	1 Story			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	473,323
Year Built	1975
Effective Year Built	2003
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	416,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	2005		88		0.00	4,400
DKAV	Dock-Ave	L	1	100000.0	1992		46		0.00	46,000
FGR6	Gar w/Lft Avg	L	728	60.00	1991		72	00	1.00	31,400
BFA	Bsmt Fin-Avg	B	1,040	17.36	2005		88		0.00	15,900
WDC	Wood Decking	L	844	20.00	1997		56		0.00	8,500
PAT1	Patio- Average	L	280	5.89	1997		78		0.00	1,300
FOPC	Open Prch-roo	B	52	55.00	2005		88		0.00	2,600
BMT	Basement-Unfi	B	1,240	26.01	2005		88		0.00	27,000
STRS	Stairs to Water	L	49	122.52	1985		32	C+	1.10	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	358.58	473,323
BMT	Basement Area	0	1,240	0	0.00	0
FPC	Open Porch Conc. Floor	0	53	0	0.00	0
PTO	Patio	0	280	0	0.00	0
WDK	Wood Deck	0	844	0	0.00	0
Ttl Gross Liv / Lease Area		1,320	3,737	1,320		473,323

