

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
CURTIS, JAMES F & CHRISTINE D T JAMES F & CHRISTINE D CURTIS TR 82 OLD OYSTER ROAD		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 644,700 228,000	Assessed 644,700 228,000	
			4 Gas	1 Paved						
			6 Septic							
SUPPLEMENTAL DATA						Total				
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5 #DL 2 GIS ID F_946054_2689148		Plan Ref. 189/33 Land Ct# #SR Life Estate PP STATU Assoc Pid#		872,700 872,700				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CURTIS, JAMES F & CHRISTINE D TRS		35370 044	09-16-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CURTIS, JAMES F		18689 0097	06-08-2004	U	I	575,000	1A	2023	1010	582,100	2022	1010	493,900
CURTIS, CAROL G		8749 0044	08-26-1993	U	I	1	1A		1010	207,300		1010	142,600
CURTIS, CAROL G		6542 0007	12-02-1988	U	I	1	1A					1010	44,900
PARDUE, VIRGINIA G & CURTIS, CAROL		2172 0003	04-16-1975	U		0		Total		789,400	Total		636,500
								Total			Total		570,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2016	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0107				COTUIT	Appraised Bldg. Value (Card)	547,200		
					Appraised Xf (B) Value (Bldg)	52,600		
					Appraised Ob (B) Value (Bldg)	44,900		
					Appraised Land Value (Bldg)	228,000		
					Special Land Value	0		
					Total Appraised Parcel Value	872,700		
					Valuation Method	C		
					Total Appraised Parcel Value	872,700		

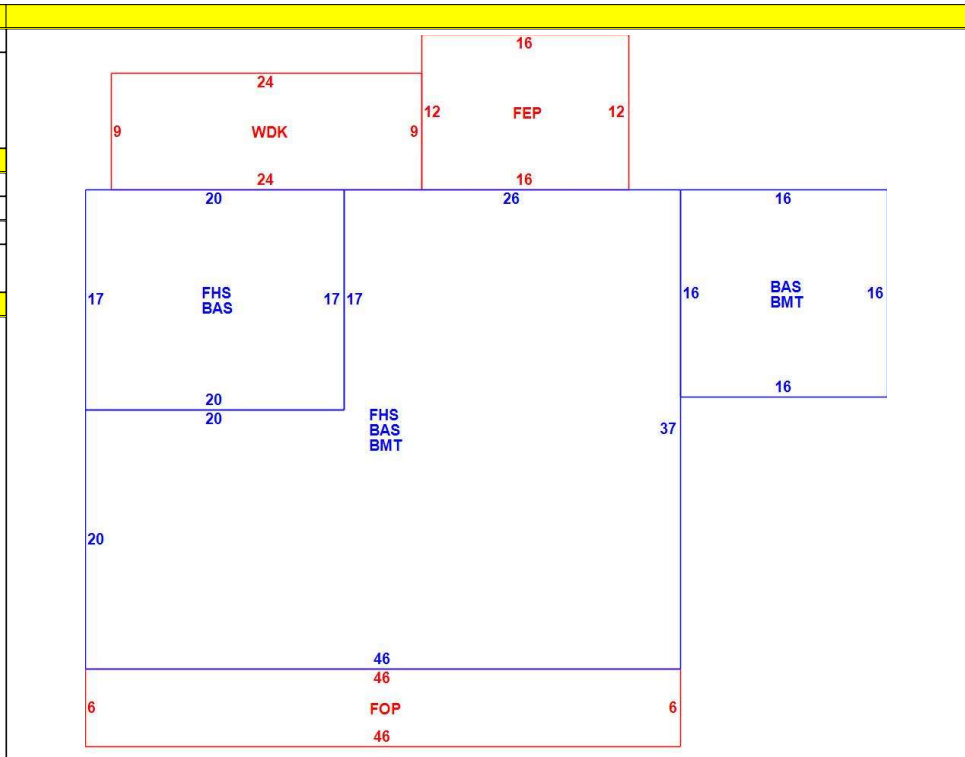
NOTES								BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result									
EXPR-23-2	03-07-2023	835	Sid/Wind/Roof/	8,000		100		WEATHERIZATION, AIR SEA	08-23-2021	CK	02		03	Cycl Insp Comp									
18518	10-10-1996	AD	Addition	56,800	09-23-1997	100	12-31-1997	ADDN & RENOVATE	05-27-2020	DM			FR	Field Review									
B32946	06-01-1989	SP	Swimming Pool	12,000	01-15-1990	100	12-31-1990	CO SW.POO	01-08-2016	GC	03		16	In Office Review									
B32878	05-01-1989	AD	Addition	24,000	01-15-1990	100	12-31-1990	CO GARAGE	01-17-2014	SR	01		03	Cycl Insp Comp									
B24589	11-01-1982	AD	Addition	0	01-15-1987	100	12-31-1987	CO ADD'N	07-12-2013	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	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0107	1.400	ABUTS WATER DEPT	1.0000	400,071.6	228,000
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			228,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
Occupancy					
Usrflid 105					
Accessory Apt	Y	Apt here			
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	684,011
Year Built	1965
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	547,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
FGR6	Gar w/Lft Avg	L	1,008	60.00	1989		70	00	1.00	42,300
FOP	Open Porch-ro	B	276	55.00	1995		80		0.00	8,900
FEP	Enclosed porc	B	192	70.00	1995		80		0.00	9,800
BMT	Basement-Unfi	B	1,618	26.01	1995		80		0.00	29,900
WDC	Wood Deck w/	L	216	18.00	1998		58		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,958	1,958	1,958	243.51	476,787
BMT	Basement Area	0	1,618	0	0.00	0
FEP	Enclosed Porch	0	192	0	0.00	0
FHS	Half Story	851	1,702	851	121.75	207,224
FOP	Open Porch	0	276	0	0.00	0
WDC	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		2,809	5,962	2,809		684,011

