

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
PRYGOCKI, PETER M & JOHNSON, J 242 CLAMSHELL COVE RD COTUIT MA 02635	1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	RESIDNTL 1010 593,600 RES LAND 1010 1,037,500		
		4 Gas		1 Excel View							
		6 Septic		2							
SUPPLEMENTAL DATA						Total				1,631,100	1,631,100
Alt Prcl ID		Split Zonin		Plan Ref. 216/39							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 54		#DL 2		Life Estate							
GIS ID F_940167_2681468		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRYGOCKI, PETER M & JOHNSON, JOA	22975	0281	06-12-2008	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed			
RILEY, DORIS H & RILEY-DAVIS, JOYCE	22975	0278	06-12-2008	U	I	10	1F	2025	1010	593,600	2024	1010	593,900			
RILEY, DORIS H ET AL TRS	16388	0156	02-12-2003	U	I	10	1F		1010	1,037,500		1010	1,037,500			
RILEY, DORIS H TR	12669	0305	11-17-1999	U	I	1	1A									
RILEY, JAMES T & DORIS H TRS	11973	0338	01-07-1999	U	I	1	1A									
Total								1,631,100		Total		1,631,400		Total		1,437,700

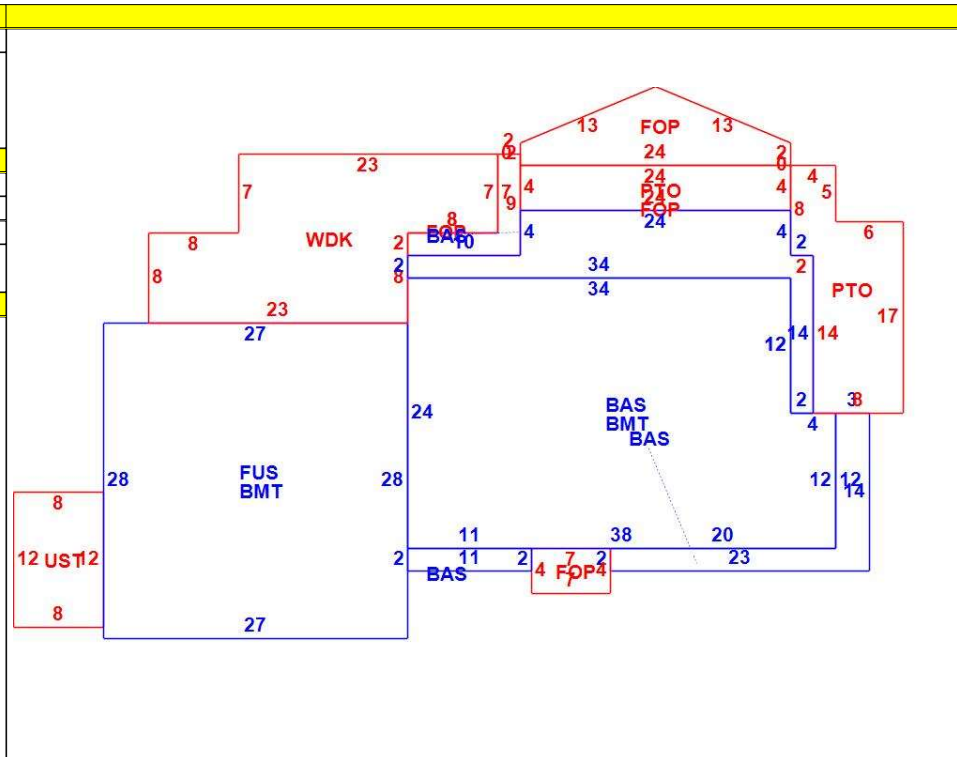
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0114			COTUIT									
NOTES								Appraised Bldg. Value (Card)				492,500
								Appraised Xf (B) Value (Bldg)				61,200
								Appraised Ob (B) Value (Bldg)				39,900
								Appraised Land Value (Bldg)				1,037,500
								Special Land Value				0
								Total Appraised Parcel Value				1,631,100
								Valuation Method				C
								Total Appraised Parcel Value				1,631,100

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
17-2388	07-28-2017	835	Sid/Wind/Roof/	12,800	06-30-2018	100	06-30-2018	Remove existing asphalt shing	07-26-2023	WT	01	1	03	Cycl Insp Comp
201102066	04-28-2011	AD	Addition	5,000	04-24-2012	100	06-30-2012	120SF SHD ADD'N ATT TO H	07-28-2022	EG	03		16	In Office Review
201101661	04-05-2011	OT	Other	4,000	06-30-2011	100	06-30-2012	STAIRCASE OFF EXIST DEC	06-04-2020	DM			FR	Field Review
201101416	03-31-2011	OT	Other	19,500	06-30-2011	100	06-30-2012	TIMBER LANDING-4X33 WAL	07-20-2015	TP	03		16	In Office Review
201004803	09-29-2010	DE	Demolish	17,000	12-15-2010	100	06-30-2011	DEMO&REPL WDK-REPLAC	02-07-2013	JR	03		15	Abatement Review
201000819	02-25-2010	NW	New Windows	15,000	12-15-2010	100	06-30-2011	NW & SIDING	12-12-2012	RB	03		03	Cycl Insp Comp
200906114	12-15-2009	GN	Generator	0	12-15-2010	100	06-30-2011	GENERATOR	05-29-2012	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	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0114	6.500		1.0000	1,957,506	1,037,500
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value				1,037,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	06	Vertical Sidin			
Exterior Wall 2	12	Cedar or Redwd			
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	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
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		586,355
			Year Built		1976
			Effective Year Built		2003
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		492,500
			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	2001		84		0.00	4,200
BFA	Bsmt Fin-Avg	B	864	17.36	2001		84		0.00	12,600
BGR2	2 Stall Bmt Ga	B	1	3244.00	2001		84		0.00	2,700
PAT1	Patio- Average	L	258	5.89	2002		83		0.00	1,300
WDC	Wood Decking	L	345	20.00	2002		66		0.00	4,500
GEN	Emergency Ge	L	1	5550.00	2009		80		0.00	4,400
FOP	Open Porch-ro	B	266	55.00	2001		84		0.00	9,100
BMT	Basement-Unfi	B	1,620	26.01	2001		84		0.00	31,500
DKPA	Pond Dock-Av	L	1	32500.00	2011		84		0.00	27,300
UST	Utility Storage-	B	96	17.11	2001		84		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,160	1,160	1,160	306.03	354,996
BMT	Basement Area	0	1,620	0	0.00	0
FOP	Open Porch	0	266	0	0.00	0
FUS	Upper Story	756	756	756	306.03	231,359
PTO	Patio	0	258	0	0.00	0
UST	Utility Enclosure	0	96	0	0.00	0
WDK	Wood Deck	0	345	0	0.00	0
Ttl Gross Liv / Lease Area		1,916	4,501	1,916		586,355



07/26/2023

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			6	Septic			2		RES LAND	1010	1,037,500	1,037,500	
SUPPLEMENTAL DATA						Total		1,631,100	1,631,100				
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2025	1010	593,600	2024	1010	593,900	2023	1010	494,500			
	1010	1,037,500		1010	1,037,500		1010	943,200			
Total		1,631,100	Total		1,631,400	Total		1,437,700			

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Total Card Land Units					Parcel Total Land Area					Total Land Value						

