

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
FRAYRE, RUSSELL L & CARLA H 16 BUCKINGHAM WAY COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	554,200	554,200		
			6 Septic		2	RES LAND	1010	223,500	223,500		
SUPPLEMENTAL DATA						Total				777,700	777,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 61 #DL 2 GIS ID F_943815_2690094				Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRAYRE, RUSSELL L & CARLA H		10368	0274	08-15-1996	U	V	50,000	1P	Year	Code	Assessed	Year	Code	Assessed			
MITROKOSTAS, SPYRO		8584	0307	05-15-1993	Q	V	48,000	U	2025	1010	554,200	2024	1010	523,700			
DELANEY, WILLIAM P		2386	0210	08-20-1976	U		0			1010	223,500	2023	1010	203,100			
Total									777,700		Total		747,200		Total		666,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	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)	508,200	
					Appraised Xf (B) Value (Bldg)	37,900	
					Appraised Ob (B) Value (Bldg)	8,100	
					Appraised Land Value (Bldg)	223,500	
					Special Land Value	0	
					Total Appraised Parcel Value	777,700	
					Valuation Method	C	
					Total Appraised Parcel Value	777,700	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-28-2023	JO	03		16	In Office Review
										05-27-2020	DM			FR	Field Review
										07-20-2015	TP	03		16	In Office Review
										05-21-2014	MW	01		02	Bldg Permit Completed
										08-29-2013	JR	01		03	Cycl Insp Comp

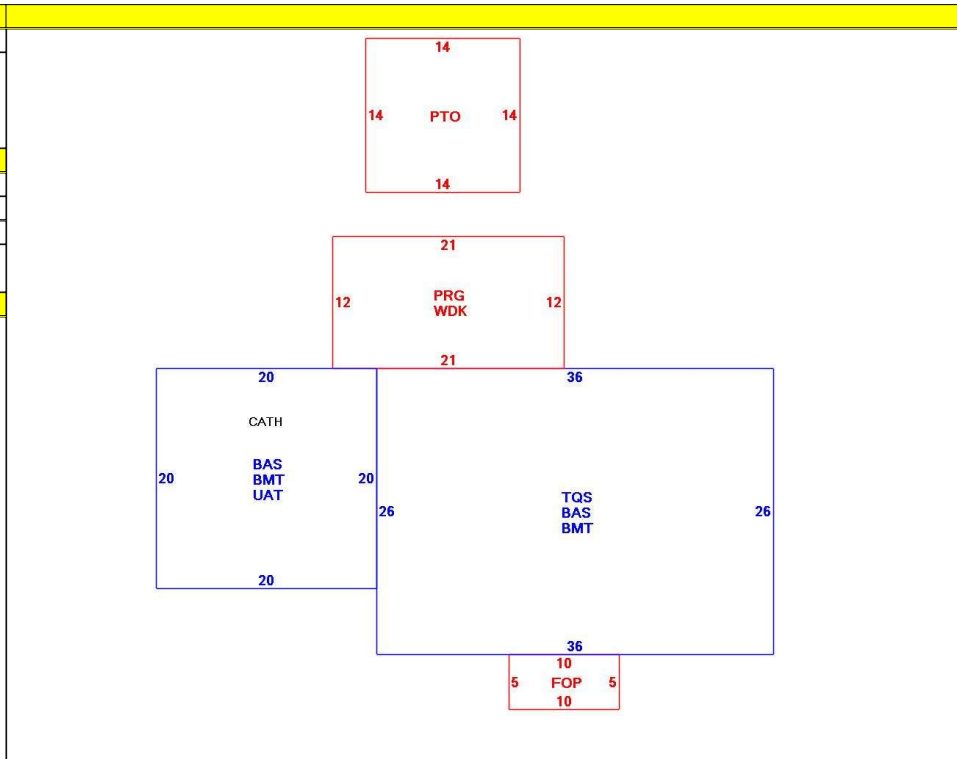
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201402127	04-11-2014	PV	Solar PV Syste	19,975	05-16-2014	100	06-30-2014	22 SOLAR PV PANELS-2 SOL		07-28-2023	JO	03		16	In Office Review
201301933	04-02-2013	NR	New Roof	6,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD		05-27-2020	DM			FR	Field Review
17469	08-23-1996	DW	Dwelling	105,930	01-01-1997	100	01-01-1997			07-20-2015	TP	03		16	In Office Review
										05-21-2014	MW	01		02	Bldg Permit Completed
										08-29-2013	JR	01		03	Cycl Insp Comp

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	0107	1.400		1.0000	421,620.8	223,500
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			223,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		

COST / MARKET VALUATION	
Building Value New	558,411
Year Built	1996
Effective Year Built	2013
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	508,200
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
BGR2	2 Stall Bmt Ga	B	1	3244.00	2011		91		0.00	3,000
FPLG	Gas Fireplace	B	1	2500.00	2011		91		0.00	2,300
WDC	Wood Decking	L	252	20.00	2003		68		0.00	3,700
FOP	Open Porch-ro	B	50	55.00	2011		91		0.00	3,000
BMT	Basement-Unfi	B	1,336	26.01	2011		91		0.00	29,600
PRG1	Pergola-Avg	L	252	18.00	2003		58	C	1.00	2,600
PAT2	Patio-Good	L	196	9.94	2004		85		0.00	1,800
SOL1	Solar PV Pane	B	22	860.00	2011		0		0.00	0
SOLT	Solar Thermal	B	80	86.00	2011		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,336	1,336	1,336	281.46	376,027
BMT	Basement Area	0	1,336	0	0.00	0
FOP	Open Porch	0	50	0	0.00	0
PRG	Pergola	0	252	0	0.00	0
PTO	Patio	0	196	0	0.00	0
TQS	Three Quarter Story	608	936	608	182.83	171,126
UAT	Attic, Unfinished	0	400	40	28.15	11,258
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		1,944	4,758	1,984		558,411

