

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
BELANGER, NELSON A III & CHERYL 82 OXFORD DR COTUIT MA 02635				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 484,900 220,000	Assessed 484,900 220,000						
						4	Gas														
						6	Septic			2											
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 74A #DL 2 GIS ID F_944165_2690556								Plan Ref. 376/9 Land Ct# #SR Life Estate PP STATU Assoc Pid#													
Total												704,900		704,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BELANGER, NELSON A III & CHERYL S MCLEVEDGE, EDMOND J MCLEVEDGE, EDMOND J & MARGUERI EASTMAN, CHARLES R				10555	0275	01-03-1997	Q	I	185,111	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				10284	0042	07-15-1996	U	I	1	A	2025	1010	484,900	2024	1010	426,300	2023	1010	426,300		
				4098	0180	05-15-1984	Q	V	27,500	U		1010	220,000		1010	220,000		1010	200,000		
				3130	0333	07-15-1980	Q	V	13,500	U	Total		704,900	Total		646,300	Total		626,300		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 428,100 Appraised Xf (B) Value (Bldg) 51,500 Appraised Ob (B) Value (Bldg) 5,300 Appraised Land Value (Bldg) 220,000 Special Land Value 0 Total Appraised Parcel Value 704,900 Valuation Method C Total Appraised Parcel Value 704,900						
2024	5C	RESIDENTIAL EXEMPTION		0.00																	
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B			Tracing			Batch										
0107											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			
EXPR-22-8	06-07-2022	835	Sid/Wind/Roof/		3,764		100			insulation and air sealing			07-24-2023	EG	03		16	In Office Review			
19-4231	12-23-2019	835	Sid/Wind/Roof/		6,500	06-30-2020	100	06-30-2020		Installation of four replacement			08-24-2021	CK	01		03	Cycl Insp Comp			
B27748	04-01-1985	DW	Dwelling		85,000	12-15-1985	100	12-31-1985		CO 1.5 ST			05-27-2020	DM			FR	Field Review			
B25406	08-01-1983	AD	Addition		0	01-15-1984	100	12-31-1984		CO GARAGE			08-29-2013	JR	01		03	Cycl Insp Comp			
													09-27-2002	PT	02		01	Meas/Est			
													04-21-2000	PT	01		00	Meas/Listed-Interior Acces			
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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0107	1.400				1.0000	440,048.8	220,000		
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value					220,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	05	Salt Box			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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
FPL3	Fireplace 2 sto	B	1	7000.00	2000		83		0.00	5,800
BRR	Bsmt Rec Rm-	B	400	8.05	2000		83		0.00	2,700
WDC	Wood Decking	L	356	20.00	1999		60		0.00	4,200
GAR	Attached Gara	B	478	40.00	2000		83		0.00	14,900
BMT	Basement-Unfi	B	1,406	26.01	2000		83		0.00	28,100
SHED	Shed	L	120	18.00	1999		50		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,406	1,406	1,406	220.33	309,784
BMT	Basement Area	0	1,406	0	0.00	0
FUS	Upper Story	792	792	792	220.33	174,501
GAR	Attached Garage	0	478	0	0.00	0
UHS	Half Story, Unfinished	0	478	143	65.91	31,507
WDK	Wood Deck	0	356	0	0.00	0
Ttl Gross Liv / Lease Area		2,198	4,916	2,341		515,792

