

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAOINETTE, JOSEPH F & BETTY JO						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
CAOINETTE REALTY TRUST						RESIDENTL	1010	635,400	635,400	
184 OXFORD DRIVE					2	RES LAND	1010	219,600	219,600	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 52 #DL 2 GIS ID F_944245_2689486				Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
COTUIT MA 02635						Total 855,000 855,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAOINETTE, JOSEPH F & BETTY JO TRS		27031 0290	01-11-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CAOINETTE, JOSEPH F & BETTY JO		26456 0018	06-28-2012	U	I	200,000	1P	2025	1010	635,400	2024	1010	600,300	2023	1010	532,000
CLANCY, GREGORY J & JOSEPH M TRS		26351 0209	05-22-2012	U	I	150,000	1		1010	219,600		1010	219,600		1010	199,600
KOWALSKI, CARL F & CAROLA		2190 0194	06-02-1975	U		0		Total 855,000 Total 819,900 Total 731,600								

EXEMPTIONS				OTHER ASSESSMENTS							
Year	Code	Description	Amount	Code	Description	Number	Amount	This signature acknowledges a visit by a Data Collector or Assessor			
2015	5C	RESIDENTIAL EXEMPTION	0.00								
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card) 574,800			
0107			COTUIT					Appraised Xf (B) Value (Bldg) 49,100			
								Appraised Ob (B) Value (Bldg) 11,500			
								Appraised Land Value (Bldg) 219,600			
								Special Land Value 0			
								Total Appraised Parcel Value 855,000			
								Valuation Method C			
								Total Appraised Parcel Value 855,000			

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
201408481	12-18-2014	SH	Shed	500	12-02-2015	100	06-30-2016	10'X12' SHED	07-28-2023	WT	01		03	Cycl Insp Comp
201206555	10-29-2012	HA	HVAC	12,000	05-15-2013	100	06-30-2013	INSTALL 2 HIGH EFF NAT GA	05-27-2020	DM			FR	Field Review
201202271	07-23-2012	DW	Dwelling	185,000	05-15-2013	100	06-30-2013	NW DW -3 BDRMS W ATT 2 C	12-09-2015	SR	02		02	Bldg Permit Completed
									04-16-2015	SR	02		13	CALL BACK
									08-14-2014	JR	03		16	In Office Review
									07-15-2014	TW	03		16	In Office Review
									08-28-2013	JR	01		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	0.490 AC	176,344.00	1.81499	1.0000	5	1.00	0107	1.400		1.0000	448,090.1	219,600	
Total Card Land Units					0.49 AC	Parcel Total Land Area					0.49	Total Land Value					219,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	611,534
Year Built	2012
Effective Year Built	2016
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	574,800
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
WDC	Wood Decking	L	238	20.00	2012		86		0.00	4,500
PATC	Conc Pavers	L	349	15.46	2012		93		0.00	5,000
FPLG	Gas Fireplace-	B	1	2500.00	2014		94		0.00	2,400
BMT	Basement-Unfi	B	1,212	26.01	2014		94		0.00	28,300
GAR	Attached Gara	B	440	40.00	2014		94		0.00	16,000
FOP	Open Porch-ro	B	32	55.00	2014		94		0.00	2,400
SHED	Shed	L	120	18.00	2015		92		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,212	1,212	1,212	296.00	358,751
BMT	Basement Area	0	1,212	0	0.00	0
FAT	Attic, Finished	66	440	66	44.40	19,536
FOP	Open Porch	0	32	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	349	0	0.00	0
TQS	Three Quarter Story	788	1,212	788	192.45	233,247
WDK	Wood Deck	0	238	0	0.00	0
Ttl Gross Liv / Lease Area		2,066	5,135	2,066		611,534

