

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CURTIS AUTO GROUP LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION	
505 MAIN STREET								COMMERC.	3320	165,600	165,600		
COTUIT MA 02635								COM LAND	3320	331,800	331,800		
SUPPLEMENTAL DATA								Total				497,400	497,400
Alt Prcl ID				Plan Ref. SEE DEED DESC									
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q				Life Estate									
#DL 1				PP STATU									
#DL 2				Assoc Pid#									
GIS ID F_945877_2690816													

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CURTIS AUTO GROUP LLC							30951	0100	12-08-2017	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
505 MAIN COTUIT LLC							28566	0215	12-11-2014	U	I	137,000	1	2025	3320	165,600	2024	3320	161,800	2023	3320	161,800
MEDEIROS, MICHAEL T							11015	0204	10-21-1997	U	I	1	1A		3320	331,800		3320	331,800		3320	331,800
EDSON, LINDA & MEDEIROS, M							8284	0030	11-15-1992	U	I	1	F									
HONEYMOON VALLEY FARM TRUST							7969	0327	04-15-1992	U	I	1	B									
													Total	497,400	Total	493,600	Total	493,600	Total	493,600		

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

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI07				COTUIT	Appraised Bldg. Value (Card)	153,300	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	12,300	
					Appraised Land Value (Bldg)	331,800	
					Special Land Value	0	
					Total Appraised Parcel Value	497,400	
					Valuation Method	C	
					Total Appraised Parcel Value	497,400	

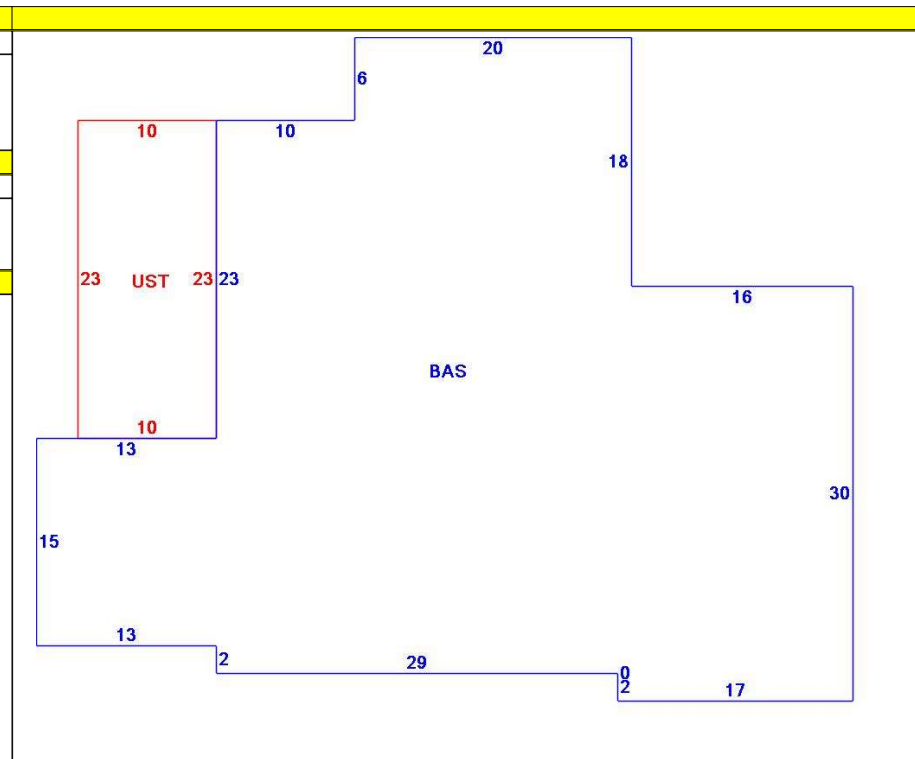
NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
17-2133	07-07-2017	836	Sign	0	08-21-2018	100		8 sq oval wall sign 2' X 4' Cotui	04-29-2020	GM	04		FR	Field Review			
201504438	07-28-2015	NW	New Windows	3,500	06-30-2016	100	06-30-2016	REROOF 9 REPLACEMENT	09-06-2018	KM	22		22	Change of Address			
									08-21-2018	SR	03		03	Cycl Insp Comp			
									08-21-2018	SR	02		02	Bldg Permit Completed			
									03-11-2013	TP	03		16	In Office Review			
									01-25-2013	JR	03		14	Cyclical Inspection			
									06-18-2012	JR	03		16	In Office Review			

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3320	AUTO REPAIR	RF	2	Cotuit	0.510	AC	330,000.00	1.31431	C	1.00	CI13	1.500		0	650,595	331,800
Total Card Land Units						0.51	AC	Parcel Total Land Area: 0.51						Total Land Value		331,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION	
RCN	207,201
Year Built	1920
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	153,300
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	2,000	3.00	1985		32		0.00	1,900
FNC3	FENCE-6' CHAI	L	268	22.04	1991		44		0.00	2,600
FNC8	GATE, FENCE	L	4	1311.00	1991		44		0.00	2,300
SHED	Shed	L	96	18.00	2018		98		0.00	1,700
FNC2	Fence-6' Wd	L	140	27.85	2018		98		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,997	1,997	1,997	101.97	203,632	
UST	Utility Enclosure	0	230	35	15.52	3,569	
Ttl Gross Liv / Lease Area		1,997	2,227	2,032		207,201	

