

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSTON, JEFFREY & MARTHA  430 OLD OYSTER RD  COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 818,000 241,800	Assessed 818,000 241,800
			4 Gas	1 Paved					
			6 Septic		2				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_944551_2692041			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 1,059,800 1,059,800			

801  
FY2025  
BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSTON, JEFFREY & MARTHA		1502 1065	03-15-1971	U		0		Year	Code	Assessed	Year	Code	Assessed
								2025	1010 1010	818,000 241,800	2024	1010 1010	753,600 241,800
								Total		1,059,800	Total		995,400
								Total			Total		887,800

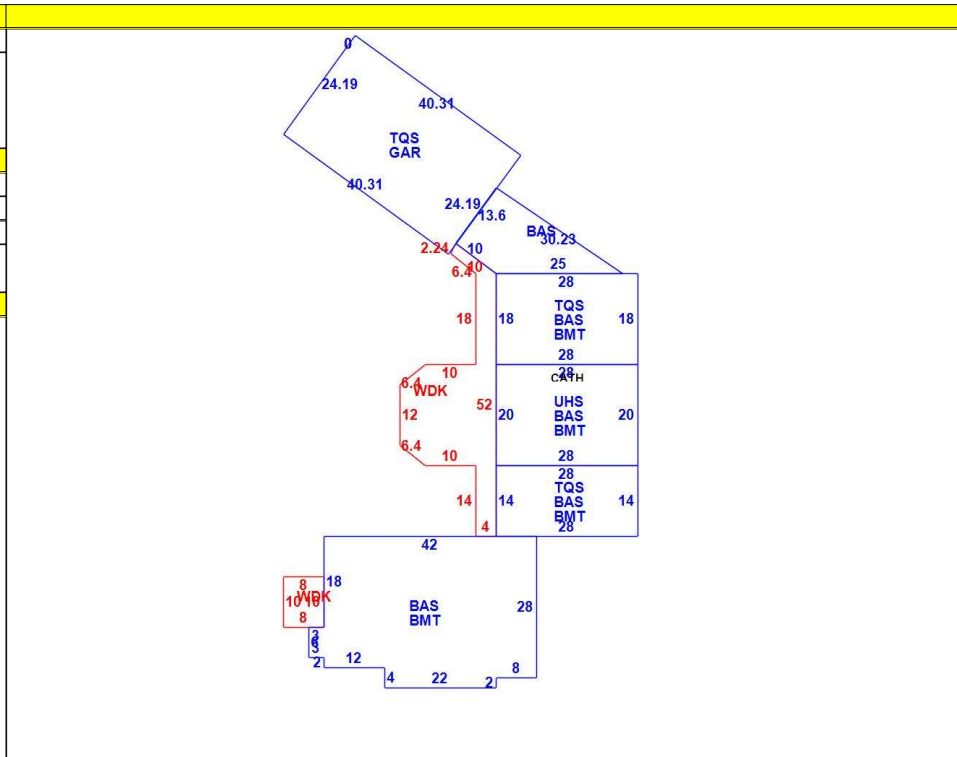
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2021	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0107			COTUIT								
NOTES								Appraised Bldg. Value (Card) 730,400			
								Appraised Xf (B) Value (Bldg) 66,200			
								Appraised Ob (B) Value (Bldg) 21,400			
								Appraised Land Value (Bldg) 241,800			
								Special Land Value 0			
								Total Appraised Parcel Value 1,059,800			
								Valuation Method C			
								Total Appraised Parcel Value 1,059,800			

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
201402955 B31336	05-21-2014 10-01-1987	PV AD	Solar PV Syste Addition	32,000 100,000	08-12-2014 01-15-1990	100 100	06-30-2014 06-30-1990	PV ROOF MTN GRID TIED CO ADD'N	01-31-2024 10-06-2020 05-27-2020 05-14-2015 08-18-2014 07-15-2013 03-25-2005	MM PK DM JR MW RB PT	02 03  03 01 03 02		03 16 FR 03 13 03 01	Cycl Insp Comp In Office Review Field Review Cycl Insp Comp CALL BACK Cycl Insp Comp Meas/Est

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	0.780 AC	176,344.00	1.25587	1.0000	5	1.00	0107	1.400			1.0000	310,048.0	
Total Card Land Units					0.78 AC	Parcel Total Land Area					0.78	Total Land Value					241,800

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	11	Clapboard			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,043,443
			Year Built		1950
			Effective Year Built		1985
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		730,400
			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	1983		70		0.00	3,500
WDC	Wood Decking	L	587	20.00	1990		42		0.00	4,600
GAR	Attached Gara	B	975	40.00	1983		70		0.00	21,300
BMT	Basement-Unfi	B	2,670	26.01	1983		70		0.00	39,600
FPLG	Gas Fireplace-	B	1	2500.00	1983		70		0.00	1,800
SOL2	Solar PV Pane	B	52	725.00	1983		0		0.00	0
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
SHED	Shed	L	160	18.00			100		0.00	2,900
PATF	Flagstone Pav	L	294	30.00			100		0.00	8,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,951	2,951	2,951	240.70	710,312
BMT	Basement Area	0	2,670	0	0.00	0
GAR	Attached Garage	0	975	0	0.00	0
TQS	Three Quarter Story	1,216	1,871	1,216	156.44	292,694
UHS	Half Story, Unfinished	0	560	168	72.21	40,438
WDK	Wood Deck	0	587	0	0.00	0
Ttl Gross Liv / Lease Area		4,167	9,614	4,335		1,043,444



02/02/2024