

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DESIMONE, JOSEPH & SARA A  44 QUEEN ANNE LANE  COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved	1	Lake/Pond Vie	Description	Code	Assessed	Assessed
		4		4	Gas					RESIDNTL	1010	568,300	568,300
		6		6	Septic			2		RES LAND	1010	218,700	218,700
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 91 #DL 2 GIS ID F_943595_2691251						Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#				Total 787,000 787,000			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
DESIMONE, JOSEPH & SARA A		33207	0138	08-28-2020		Q	I			547,700	00	Year	Code	Assessed	Year	Code	Assessed
LECLAIR, NANCY A		29213	0084	10-19-2015		U	I			100	1F	2025	1010	568,300	2024	1010	538,100
LECLAIR, NANCY A TR		23950	0291	08-07-2009		U	I			1	1F		1010	218,700		1010	218,700
LECLAIR, NANCY A		10911	0309	08-22-1997		U	I			0	1						
BILLING, JOHN F & NANCY A		7608	0070	07-15-1991		Q	I			172,000	U						
Total												787,000	Total	756,800	Total	676,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	509,100
Appraised Xf (B) Value (Bldg)	54,900
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	218,700
Special Land Value	0
Total Appraised Parcel Value	787,000
Valuation Method	C
Total Appraised Parcel Value	787,000

NOTES							

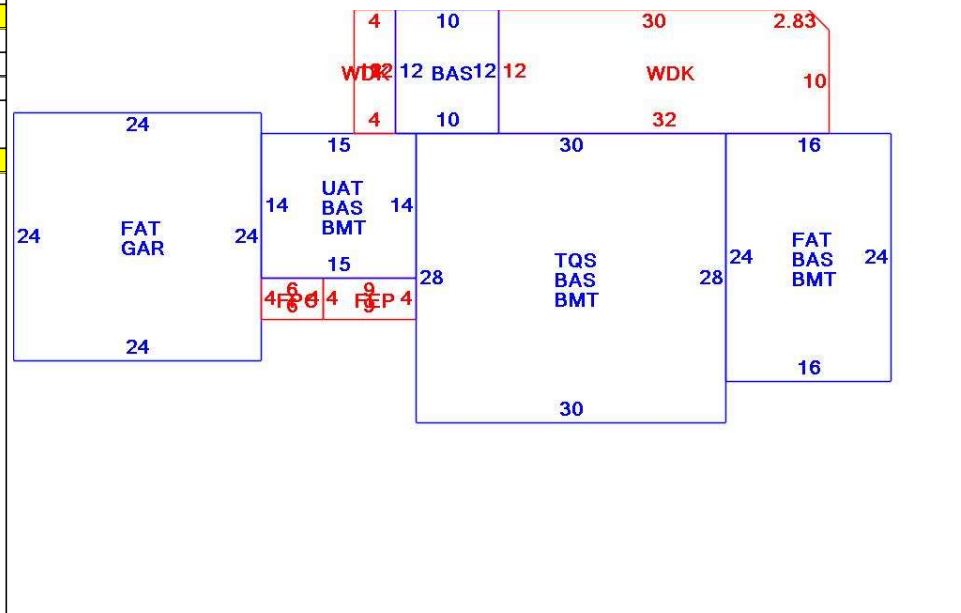
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-27-2020	DM			FR	Field Review
									09-17-2014	JR	03		16	In Office Review
									08-27-2013	NF	03		03	Cycl Insp Comp
									10-10-2012	SR	02		14	Cyclical Inspection
									02-28-2005	PT	02		01	Meas/Est
									09-23-2002	PT	02		01	Meas/Est
									03-31-2000	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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0107	1.400		1.0000	465,213.1	218,700
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			218,700	

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	07	Mixed			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	620,807
Year Built	1982
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	509,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1999		82		0.00	4,900
WDC	Wood Deck w/	L	430	18.00	1998		58		0.00	4,300
GAR	Attached Gara	B	576	40.00	1999		82		0.00	16,800
BMT	Basement-Unfi	B	1,434	26.01	1999		82		0.00	28,100
FEP	Enclosed porc	B	36	70.00	1999		82		0.00	3,700
FOPC	Open Prch-roo	B	24	55.00	1999		82		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,554	1,554	1,554	274.09	425,931
BMT	Basement Area	0	1,434	0	0.00	0
FAT	Attic, Finished	144	960	144	41.11	39,469
FEP	Enclosed Porch	0	36	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	546	840	546	178.16	149,652
UAT	Attic, Unfinished	0	210	21	27.41	5,756
WDC	Wood Deck	0	430	0	0.00	0
Ttl Gross Liv / Lease Area		2,244	6,064	2,265		620,808

