

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
FLANAGAN, SUSAN C 474 MAIN STREET COTUIT MA 02635		1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION	
		4	Gas							RESIDNTL	1010	662,100	662,100		
		6	Septic					2		RES LAND	1010	365,800	365,800		
SUPPLEMENTAL DATA										Total				1,027,900	1,027,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 124 #DL 2 GIS ID F_946011_2691410						Plan Ref. 405/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FLANAGAN, SUSAN C		28798	0223	04-13-2015	U	I				0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLANAGAN, JAMES J		27769	0270	10-21-2013	U	I				1	1F	2025	1010	662,100	2024	1010	582,700	2023	1010	518,700
FLANAGAN, JAMES J		27769	0268	10-21-2013	U	I				0	1		1010	365,800		1010	365,800		1010	340,100
FLANAGAN, JAMES J & EILEEN M		7288	0125	09-10-1990	Q	I				159,900	00									
CUNNINGHAM, ROBERT J & BURPEE, R		6989	0057	12-14-1989	U	I				1	A									
Total												1,027,900	Total	948,500	Total	858,800				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2020	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B		Tracing	Batch		
0109					COTUIT		

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	587,300		
												Appraised Xf (B) Value (Bldg)	37,700		
												Appraised Ob (B) Value (Bldg)	37,100		
												Appraised Land Value (Bldg)	365,800		
												Special Land Value	0		
												Total Appraised Parcel Value	1,027,900		
												Valuation Method	C		
												Total Appraised Parcel Value	1,027,900		

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-24-1	08-14-2024	835		5,077		0		Insulation and Air Sealing.		05-27-2020	DM			FR	Field Review
200705987	12-27-2007	DG	Detached Gara	35,000	02-27-2008	100	06-30-2008	GARAGE		01-08-2020	JD	03		16	In Office Review
200705989	09-26-2007	AD	Addition	75,000	02-27-2008	100	06-30-2008			04-01-2019	SR	02		03	Cycl Insp Comp
B28033	06-02-1985	DW	Dwelling	80,000	12-15-1985	100	12-31-1985	CO 1.5 ST		08-08-2014	JR	03		16	In Office Review
										08-30-2013	JR	01		03	Cycl Insp Comp
										05-13-2008	JG	03		16	In Office Review
										04-07-2008	MK	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	0.620	AC	176,344.00	1.52068	1.0000	5	1.00	0109	2.200		1.0000	589,958.8	365,800
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			365,800	

