

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WEIR, JOHN C & LORRAINE 92 MAIN STREET COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 521,900 205,300	Assessed 521,900 205,300
			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_943428_2693997			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 727,200 727,200			

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WEIR, JOHN C & LORRAINE		1521 0321	07-29-1971	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	1010 1010	521,900 205,300	2024	1010 1010	488,900 205,300	2023	1010 1010	420,500 203,100
								Total		727,200	Total		694,200	Total		623,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	5C	RESIDENTIAL EXEMPTION																		
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	456,800		
												Appraised Xf (B) Value (Bldg)	39,500		
												Appraised Ob (B) Value (Bldg)	25,600		
												Appraised Land Value (Bldg)	205,300		
												Special Land Value	0		
												Total Appraised Parcel Value	727,200		
												Valuation Method	C		
												Total Appraised Parcel Value	727,200		

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	
17-495	02-23-2017	835	Sid/Wind/Roof/	4,570		100		Re-Side.	07-11-2023	JO	03		16	In Office Review	
201300971	02-14-2013	GN	Generator	0	06-30-2014	100	06-30-2014	GENERATOR	05-28-2020	DM			FR	Field Review	
77313	06-17-2004	AD	Addition	32,000	12-13-2004	100	01-01-2005		02-26-2014	SR	02		03	Cycl Insp Comp	
									03-25-2005	PT	01		00	Meas/Listed-Interior Acces	
									12-13-2004	MF	02		02	Bldg Permit Completed	
									10-09-2003	PT	02		01	Meas/Est	
									03-08-1999	FS	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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RF	2	0.150 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	2,500	
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value			205,300	

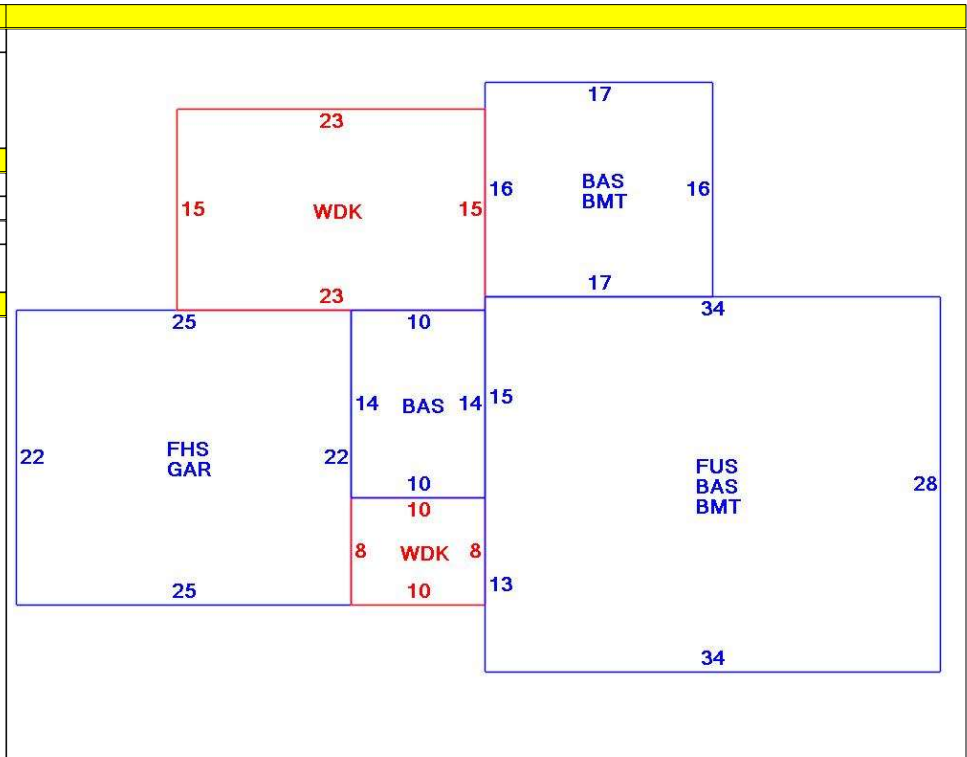
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 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	662,021
Year Built	1920
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	456,800
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
FPL3	Fireplace 2 sto	B	1	7000.00	1979		69		0.00	4,800
FGR2	Garage- Avg-	L	483	50.00	1975		51	00	1.00	12,300
SHED	Shed	L	200	18.00	1990		42		0.00	1,500
SHED	Shed	L	294	18.00	1990		42		0.00	2,200
WDC	Wood Decking	L	425	20.00	1986		34		0.00	2,800
GAR	Attached Gara	B	550	40.00	1979		69		0.00	13,700
BMT	Basement-Unfi	B	1,224	26.01	1979		69		0.00	21,000
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
SHED	Shed	L	252	18.00	1990		42		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,364	1,364	1,364	255.51	348,513
BMT	Basement Area	0	1,224	0	0.00	0
FHS	Half Story	275	550	275	127.75	70,265
FUS	Upper Story	952	952	952	255.51	243,244
GAR	Attached Garage	0	550	0	0.00	0
WDK	Wood Deck	0	425	0	0.00	0
Ttl Gross Liv / Lease Area		2,591	5,065	2,591		662,022



03/05/2024