

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SCHAFFER, STEPHEN N & BEVERLY SCHAFFER FAMILY TRUST 108 MAIN STREET  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	535,000	535,000
			6 Septic		2	RES LAND	1010	209,400	209,400
<b>SUPPLEMENTAL DATA</b>						Total 744,400 744,400			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_943589_2693882				Plan Ref. 50/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SCHAFFER, STEPHEN N & BEVERLY F T		32649 0108	01-27-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SCHAFFER, STEPHEN & BEVERLY		31302 0208	05-30-2018	Q	I	499,000	00	2025	1010	535,000	2024	1010	541,800
SPAULDING, KATIE K		24479 0127	04-12-2010	Q	I	355,000	00		1010	209,400	2023	1010	460,900
SHALHOUB, RICHARD G		24479 0126	04-12-2010	U	I	0	1						207,500
SHALHOUB, RICHARD G		17963 0329	11-25-2003	Q	I	361,000	00	Total		744,400	Total		751,200
								Total		668,400	Total		668,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	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
0106			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	493,800
Appraised Xf (B) Value (Bldg)	31,300
Appraised Ob (B) Value (Bldg)	9,900
Appraised Land Value (Bldg)	209,400
Special Land Value	0
Total Appraised Parcel Value	744,400
Valuation Method	C
Total Appraised Parcel Value	744,400

NOTES							

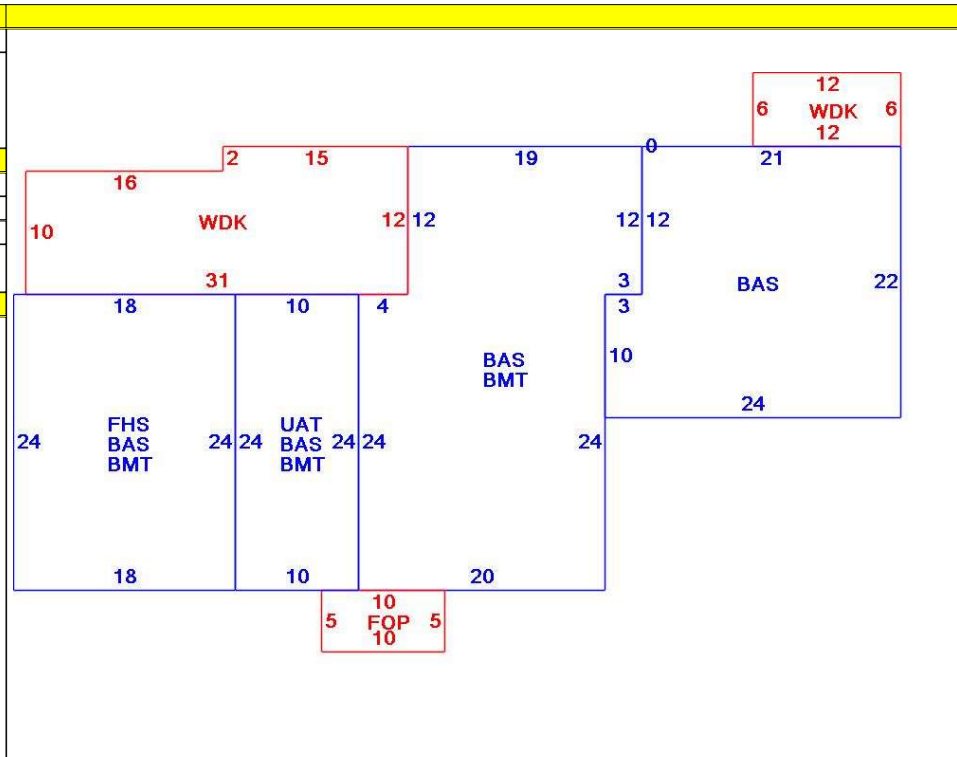
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-8	01-19-2023	835	Sid/Wind/Roof/	1,531		100		Air sealing, seal and insulate	05-28-2020	DM			FR	Field Review
85093	06-28-2005	RE	Remodel	72,000	10-25-2006	100	06-30-2007		07-29-2019	JD	03		16	In Office Review
B31903	05-01-1988	SH	Shed	1,000	01-15-1989	100	12-31-1989	CO SHED	07-20-2018	RB	03		16	In Office Review
B28474	10-02-1985	AD	Addition	20,000	12-15-1985	100	12-31-1985	CO ADD'N	07-10-2018	KM	22		22	Change of Address
B28474A	10-01-1985	AD	Addition	20,000	01-15-1987	100	12-31-1987	CO ADD'N	10-09-2013	RB	03		03	Cycl Insp Comp
									05-30-2007	JG	03		52	New Construction
									10-25-2006	MF	02		02	Bldg Permit Completed

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	0.400 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	6,600	
Total Card Land Units					1.40 AC	Parcel Total Land Area					1.40	Total Land Value					209,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	07	Knotty Pine			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id	C	B	S	Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		641,273
Year Built		1950
Effective Year Built		1995
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		493,800
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
BFA	Bsmt Fin-Avg	B	228	17.36	1993		77		0.00	3,000
WDC	Wood Decking	L	412	20.00	1990		42		0.00	3,300
FOP	Open Porch-ro	B	50	55.00	1993		77		0.00	2,600
BMT	Basement-Unfi	B	1,380	26.01	1993		77		0.00	25,700
SHED	Shed	L	132	18.00	1990		42		0.00	1,000
GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,872	1,872	1,872	303.63	568,401
BMT	Basement Area	0	1,380	0	0.00	0
FHS	Half Story	216	432	216	151.82	65,585
FOP	Open Porch	0	50	0	0.00	0
UAT	Attic, Unfinished	0	240	24	30.36	7,287
WDK	Wood Deck	0	412	0	0.00	0
Ttl Gross Liv / Lease Area		2,088	4,386	2,112		641,273

