

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARVER, THOMAS E & ROWLAND, C  28 MARINER CIRCLE  COTUIT MA 02635		2 Above Street	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 300,300 158,000	Assessed 300,300 158,000
		4 Gas	1 Paved						
		6 Septic		2					
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 32 #DL 2 GIS ID F_944442_2694004					Plan Ref. TUBE 167 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							458,300	458,300	

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARVER, THOMAS E & ROWLAND, CHE GIANGRANDE, ANGELO A & JOSEPHINE GIANGRANDE, ANGELO A		30569 0317	06-19-2017	Q	I	302,500	00	Year	Code	Assessed	Year	Code	Assessed
		21630 0048	12-20-2006	U	I	1	1A	2025	1010	300,300	2024	1010	297,600
		3313 0276	06-29-1981	U		0			1010	158,000	2023	1010	158,000
Total							458,300	Total	455,600	Total	401,200		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	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
0105			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	255,100
Appraised Xf (B) Value (Bldg)	41,500
Appraised Ob (B) Value (Bldg)	3,700
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	458,300
Valuation Method	C
Total Appraised Parcel Value	458,300

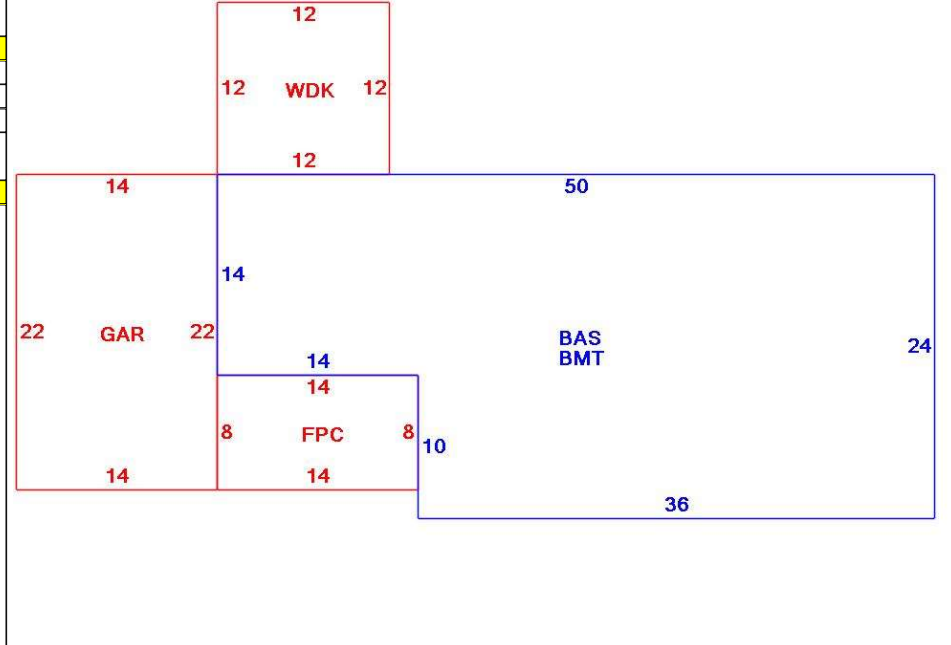
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-1559	05-19-2017	835	Sid/Wind/Roof/	4,900		100		Reroof	01-02-2024	MM	02	1	03	Cycl Insp Comp
201500664	02-17-2015	WD	Wood Deck	36,000	04-16-2015	100	06-30-2016	REPLACE WINDOWS/SLIDE	05-27-2020	DM			FR	Field Review
B22629	10-01-1980	DW	Dwelling	0	01-15-1982	100	12-31-1982	CO 1 STOR	11-14-2018	LH	03		16	In Office Review
									12-09-2015	SR	02		02	Bldg Permit Completed
									10-10-2013	RB	03		03	Cycl Insp Comp
									10-24-2012	SR	02		14	Cyclical Inspection
									03-15-2005	PT	02		01	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	0.510 AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			158,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	314,958
Year Built	1980
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	255,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		81		0.00	4,100
FOPC	Open Prch-roo	B	112	55.00	1998		81		0.00	4,000
GAR	Attached Gara	B	308	40.00	1998		81		0.00	11,000
BMT	Basement-Unfi	B	1,060	26.01	1998		81		0.00	22,400
WDC	Wood Decking	L	144	20.00	2015		92		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,060	1,060	1,060	297.13	314,958	
BMT	Basement Area	0	1,060	0	0.00	0	
FPC	Open Porch Conc. Floor	0	112	0	0.00	0	
GAR	Attached Garage	0	308	0	0.00	0	
WDC	Wood Deck	0	144	0	0.00	0	
Ttl Gross Liv / Lease Area		1,060	2,684	1,060		314,958	