

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COTUIT CENTER FOR THE ARTS INC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
4404 ROUTE 28								EXEMPT	9570	170,300	170,300	
COTUIT MA 02635							2	EXM LAND	9570	127,500	127,500	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_945139_2696237				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				297,800				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COTUIT CENTER FOR THE ARTS INC							30934	0267	12-01-2017	U	I	310,000	1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JASON, REGAN C TR							D131	0	10-30-2014	U	I	0	1F	2025	9570	170,300	2024	9570	169,900	2023	9570	169,900
JASON, REGAN C & TASHA, M J TRS							8002	0142	05-15-1992	Q	I	235,000	U		9570	127,500		9570	127,500			
REGAN, CANDANCE & WALKUP, D							7728	0054	10-15-1991	U	I	10	A									
REGAN, CANDANCE &							P042	0	05-15-1988	U	I	1	A									
Total													297,800		Total		297,400		Total		297,400	

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI03				COTUIT										
NOTES												Appraised Bldg. Value (Card)		148,200
												Appraised Xf (B) Value (Bldg)		5,200
												Appraised Ob (B) Value (Bldg)		16,900
												Appraised Land Value (Bldg)		127,500
												Special Land Value		0
												Total Appraised Parcel Value		297,800
												Valuation Method		C
												Total Appraised Parcel Value		297,800

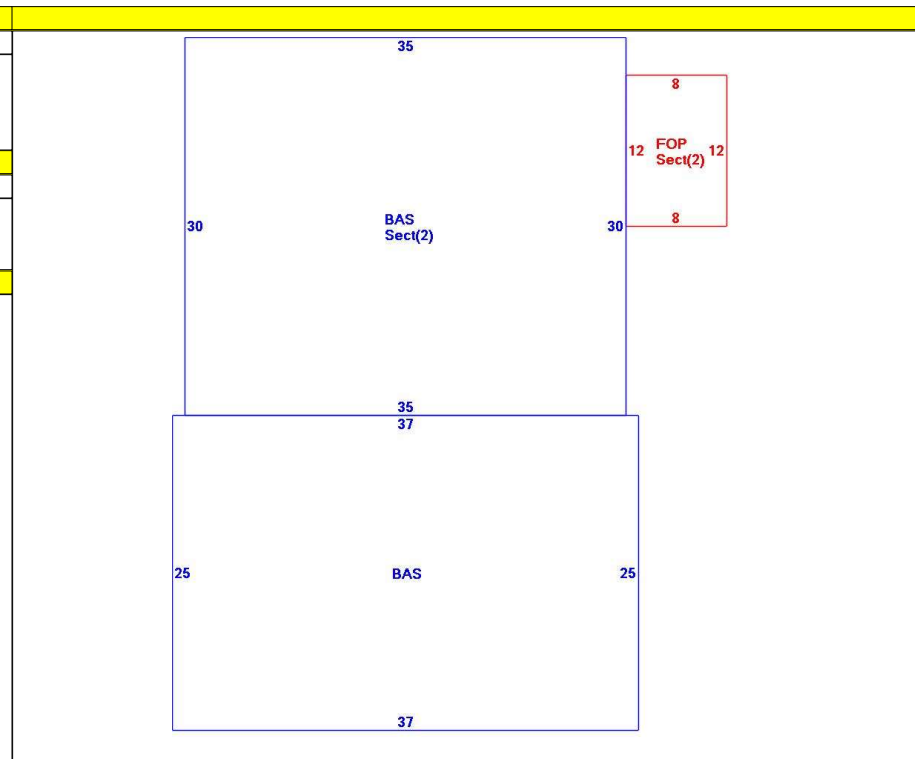
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1539	06-18-2019	803	Addn Alt-Comm	300,000	01-22-2020	100	06-30-2020	Demolition of Rear Section of Reface/cover existing 30 sq ga	02-16-2024	CK	03		16	In Office Review
18-70	01-08-2018	836	Sign	0	10-01-2018	100	06-30-2018		02-08-2023	CK	03		16	In Office Review
									02-16-2022	CK	03		16	In Office Review
									02-11-2021	CK	03		16	In Office Review
									05-14-2020	GM	04		FR	Field Review
									02-25-2020	RB	03		16	In Office Review
									01-31-2020	SR	01		02	Bldg Permit Completed

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	9570	Charitable Servc	RF	2	Cotuit	0.810	AC	330,000.00	0.95376	C	1.00	CI03	0.500		0	157,377	127,500
Total Card Land Units						0.81	AC	Parcel Total Land Area: 0.81					Total Land Value		127,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	87	Workshop			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate	RCN		164,004
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1940
Heating Type	03	Hot Air-No Duc	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		E
Size Adj Tbl	9570	Charitable Services	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		16
Full Bathrooms	0		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	02		Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		84
Ceiling/Wall	06	CEIL & WALLS	RCNLD		148,200
Common Wall	00	10%	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
1st Floor Use:	3340		Misc Imp Ovr		
Sewer Occupan			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	% Good	Grade	Grade Adj	Appr. Value
PKKG	Gravel Pkg Lot	L	11,288	1.06	2017		96		0.00	11,500
TRS	Trash Encl-6' w/	L	1	3401.00	2019		100		0.00	3,400
LTHL	Halide Light Flx	L	1	1495.00	2019		100		0.00	1,500
PKBR	Parking Bumper	L	10	52.17	2019		100		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	925	925	925	83.35	77,096	
Ttl Gross Liv / Lease Area		925	925	925		77,096	



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SUPPLEMENTAL DATA												<b>VISION</b>	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_945139_2696237						Total						297,800	297,800

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REGAN, CANDANCE & WALKUP, D							7728	0054	10-15-1991	U	I	10	A									
REGAN, CANDANCE &							P042	0	05-15-1988	U	I	1	A									
Total							Total						297,800	Total	297,400	Total	297,400					

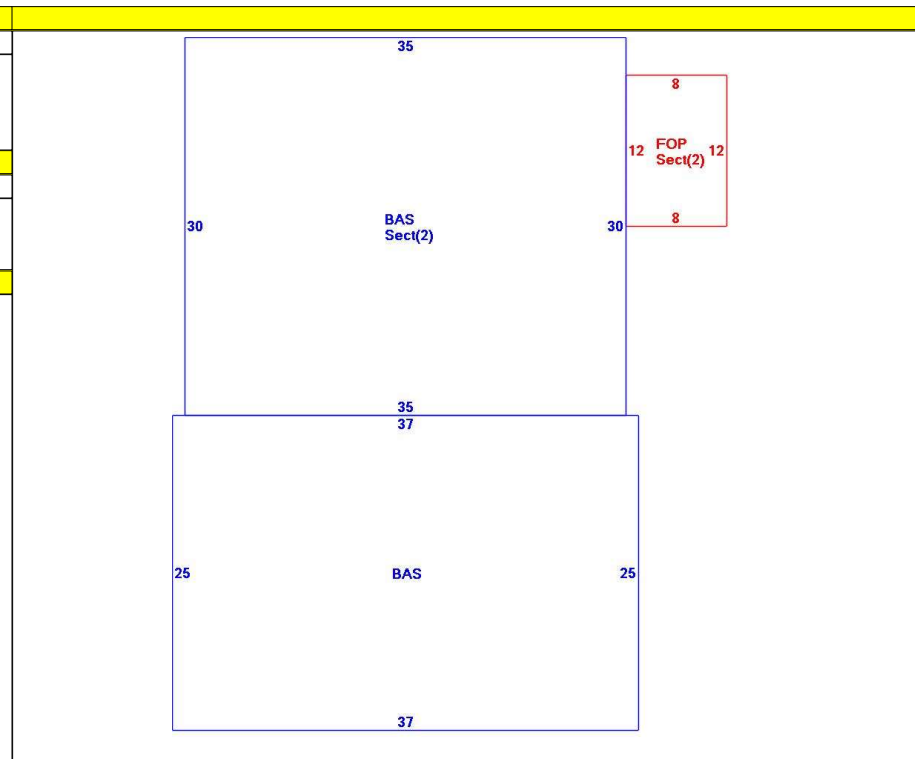
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Special Land Value												0				
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Valuation Method												C				
Total Appraised Parcel Value												297,800				

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Total Card Land Units						0.81	AC	Parcel Total Land Area: 0.81						Total Land Value		127,500	

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Exterior Wall 2	06	Vertical Sidin			
Roof Structure	01	Flat			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	03	Central			
Size Adj Tbl	9570	Charitable Services			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	09				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	02	10%			
Wall Height	12.00				
1st Floor Use:	3340				
Sewer Occupan					
<b>MIXED USE</b>					
			Code	Description	Percentage
			9570	Charitable Services	100
					0
					0
<b>COST / MARKET VALUATION</b>					
			RCN		164,004
			Year Built		2019
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		4
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		96
			RCNLD		148,200
			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	% Good	Grade	Grade Adj	Appr. Value
FOP	Open Porch-roo	B	96	55.00	2019		96		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,050	1,050	1,050	81.68	85,764	
FOP	Open Porch	0	96	14	11.91	1,144	
Ttl Gross Liv / Lease Area		1,050	1,146	1,064		86,908	

