

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LARSEN, KATHRYN TR KATHRYN LARSEN 2013 TRUST 4340 FALMOUTH ROAD COTUIT MA 02635		2	Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 292,700 164,000	Assessed 292,700 164,000
		4	Gas	1	Paved				
		6	Septic		2				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 "FRANCIS T. PIERCE" #DL 2 GIS ID F_945750_2696627				Plan Ref. 274/64 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 456,700 456,700			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LARSEN, KATHRYN TR	32311	0122	09-20-2019	Q	I	345,900	00	Year	Code	Assessed	Year	Code	Assessed
KITCHEN ASSOCIATES LLC	25302	0273	03-07-2011	U	I	125,000	1S	2025	1010	292,700	2024	1010	292,700
HOUSEHOLD FINANCE CORP II	24902	0289	10-13-2010	U	I	147,385	1L		1010	164,000	2023	1010	247,700
ENOS, WAYNE J & KAREN S	12234	0108	04-30-1999	U	I	1	1F						157,900
ENOS, WAYNE	9553	0202	02-15-1995	U	I	1	A	Total		456,700	Total		456,700
								Total		456,700	Total		405,600

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	278,700
Appraised Xf (B) Value (Bldg)	9,500
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	164,000
Special Land Value	0
Total Appraised Parcel Value	456,700
Valuation Method	C
Total Appraised Parcel Value	456,700

NOTES							

LAND LINE VALUATION SECTION

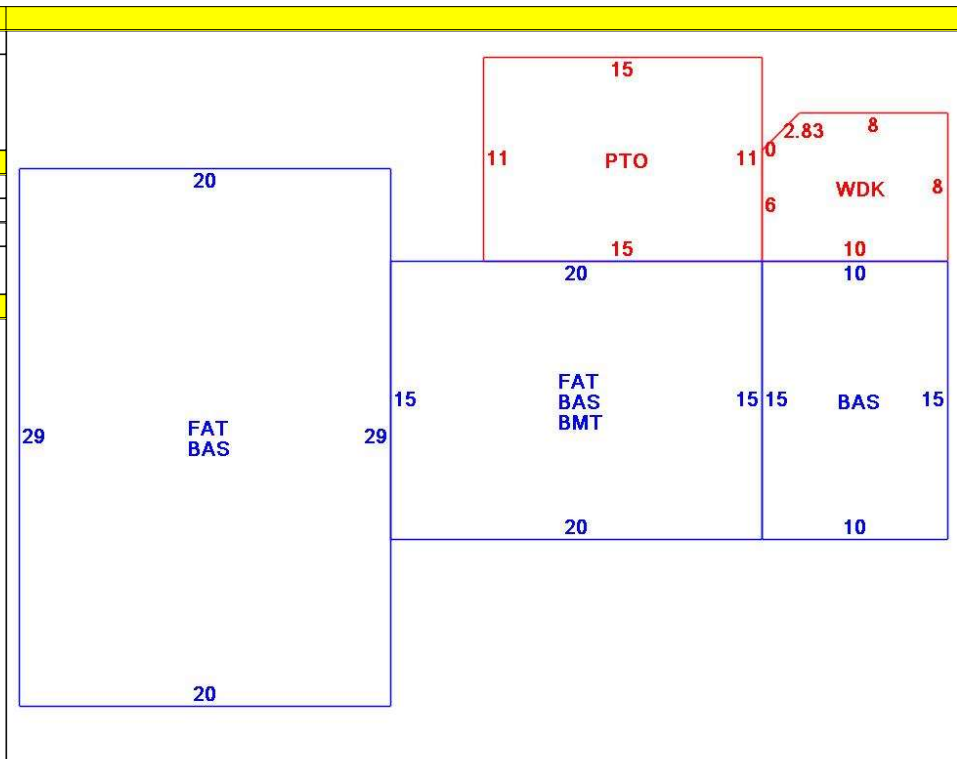
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-2142	07-16-2019	880	Alt-Int work-Res	5,000	08-21-2019	0		INACTIVE Convert existing op	02-16-2022	AS	03		16	In Office Review
201101338	04-04-2011	RE	Remodel	8,000	06-30-2012	100	06-30-2012	KIT RENO	05-28-2020	DM			FR	Field Review
									02-19-2020	SAF			20	Sale Review
									01-06-2020	TR	02		03	Cycl Insp Comp
									11-18-2019	CK	22		22	Change of Address
									08-26-2019	SR	01		03	Cycl Insp Comp
									10-03-2013	NF	03		03	Cycl Insp Comp

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	0104	0.900		1.0000	158,709.6	158,700
1	1010	Single Fam M-0	RF	2	0.410	AC 14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	12,825	5,300
Total Card Land Units					1.41	AC	Parcel Total Land Area					1.41	Total Land Value			164,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 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		362,009
Year Built		1921
Effective Year Built		1994
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		278,700
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
BMT	Basement-Unfi	B	300	26.01	1989		77		0.00	9,500
SHD2	Shed w/Elec	L	144	26.00	1986		34		0.00	1,300
WDC	Wood Deck w/	L	78	18.00	1997		56		0.00	1,700
PAT2	Patio-Good	L	165	9.94	1997		78		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,030	1,030	1,030	311.54	320,886
BMT	Basement Area	0	300	0	0.00	0
FAT	Attic, Finished	132	880	132	46.73	41,123
PTO	Patio	0	165	0	0.00	0
WDK	Wood Deck	0	78	0	0.00	0
Ttl Gross Liv / Lease Area		1,162	2,453	1,162		362,009

