

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAMID, MUHAMMAD SHAHID & SHA 58 ANCHOR LANE COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	336,300	336,300
			6 Septic		2	RES LAND	1010	156,200	156,200
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. TUBE 167					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 72		#DL 2		Life Estate					
GIS ID F_945532_2695561		Assoc Pid#		PP STATU					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAMID, MUHAMMAD SHAHID & SHAHID,		30815 0103	10-06-2017	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
HAMID, MUHAMMAD SHAHID		24549 0081	05-13-2010	Q	I	261,000	00	2025	1010	336,300	2024	1010	333,400
GARDNER, PAUL R & DONNA J		17078 0094	06-12-2003	Q	I	265,000	00		1010	156,200	2023	1010	290,000
THIEL, PAULINE M TR		11757 0075	10-13-1998	U	I	1	1A						142,000
THIEL, ANTON V		3212 0035	12-18-1980	Q		52,000	U	Total					
						492,500		Total		489,600	Total		432,000

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
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)	276,700
Appraised Xf (B) Value (Bldg)	52,700
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	156,200
Special Land Value	0
Total Appraised Parcel Value	492,500
Valuation Method	C
Total Appraised Parcel Value	492,500

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
17-1305	05-01-2017	835	Sid/Wind/Roof/	5,000		100		replace 1 slider & 4 windows a	05-28-2020	DM			FR	Field Review
201504154	07-20-2015	FB	Finish Basemen	30,000	08-19-2016	100	06-30-2017	RETAINING WALL (PATIO) NE	04-19-2017	SR	02		02	Bldg Permit Completed
B21476	07-01-1979	DW	Dwelling	0	01-15-1981	100	01-15-1981	CO 1 STOR	09-10-2012	RB	03		03	Cycl Insp Comp
									04-05-2005	PT	02		01	Meas/Est
									07-14-1999	FS	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION

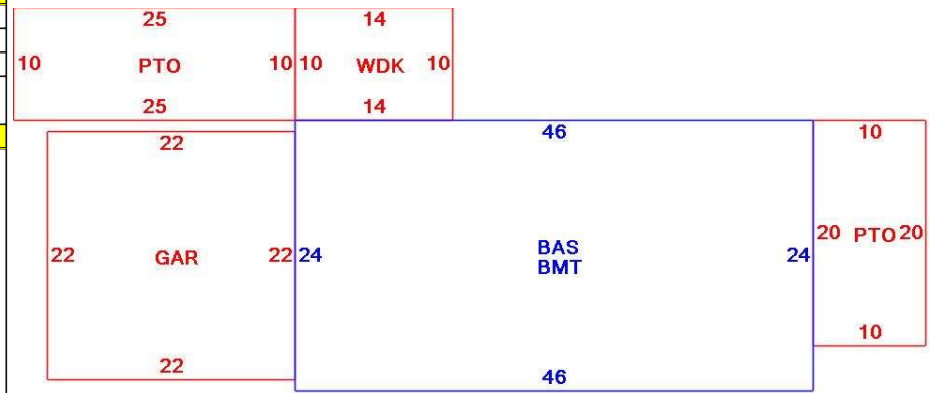
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200

Total Card Land Units 0.47 AC Parcel Total Land Area 0.47

Total Land Value 156,200

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		325,548	
Year Built		1980	
Effective Year Built		2005	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		15	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		85	
RCNLD		276,700	
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
FPL1	Fireplace 1 sto	B	1	5000.00	2003		85		0.00	4,300
BFA	Bsmt Fin-Avg	B	600	17.36	2003		85		0.00	8,900
WDC	Wood Decking	L	140	20.00	1998		58		0.00	2,300
GAR	Attached Gara	B	484	40.00	2003		85		0.00	15,400
BMT	Basement-Unfi	B	1,104	26.01	2003		85		0.00	24,100
PAT2	Patio-Good	L	250	9.94	2016		97		0.00	2,500
PAT2	Patio-Good	L	200	9.94	2016		97		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	294.88	325,548
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	450	0	0.00	0
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	3,282	1,104		325,548

