

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
COCHRANE, J BRUCE & JANET H 55 OLD STAGE ROAD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	895,400	895,400		
			6 Septic		3	RES LAND	1010	179,200	179,200		
SUPPLEMENTAL DATA						Total				1,074,600	1,074,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1				#SR							
#DL 2				Life Estate							
GIS ID F_970572_2700166				PP STATU D:Deleted							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COCHRANE, J BRUCE & JANET H		10133	0288	04-15-1996	U	I	11	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COCHRANE, J BRUCE & JANET H		7579	0063	06-15-1991	U	I	1	A	2025	1010	895,400	2024	1010	860,000	2023	1010	769,900
COCHRANE, VIRGINIA S & J BRUCE		7358	0191	11-15-1990	U	I	1	A		1010	179,200		1010	179,200		1010	163,200
COCHRANE, VIRGINIA S		3880	0169	09-15-1983	U		0		Total		1,074,600	Total		1,039,200	Total		933,100

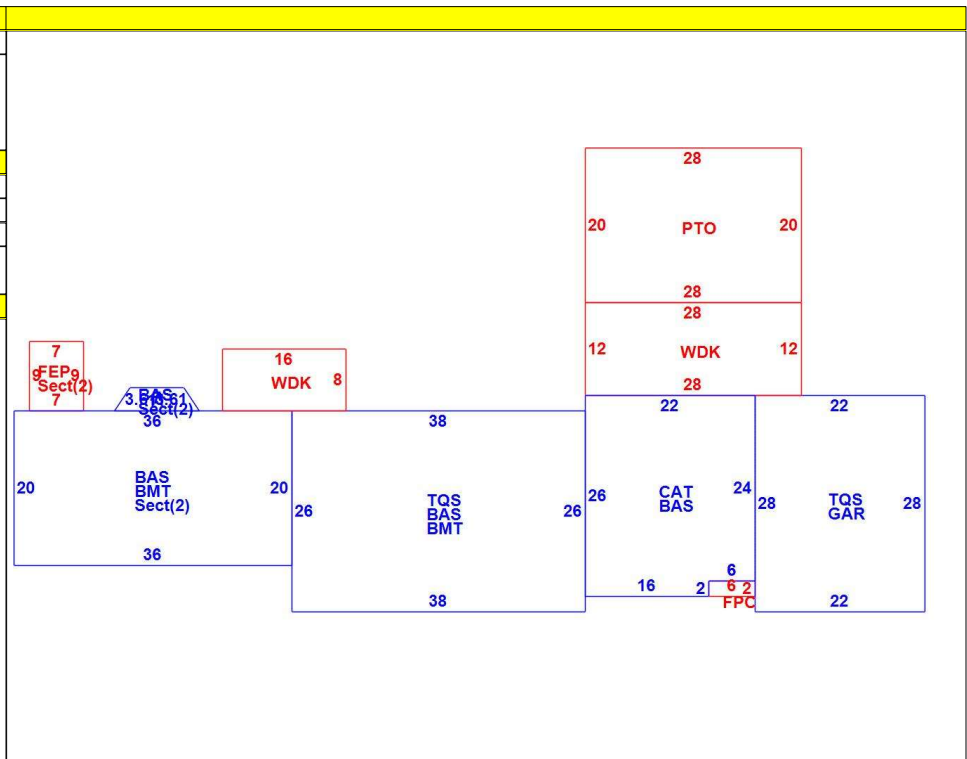
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION																
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	680,700
0105				CENVIL				Appraised Xf (B) Value (Bldg)	84,500
NOTES				Appraised Ob (B) Value (Bldg)				Appraised Land Value (Bldg)	179,200
				Special Land Value				Special Land Value	0
				Total Appraised Parcel Value				Total Appraised Parcel Value	1,074,600
				Valuation Method				Valuation Method	C
				Total Appraised Parcel Value				Total Appraised Parcel Value	1,074,600

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-22-7	05-12-2022	835	Sid/Wind/Roof/	21,000	06-30-2022	100	06-30-2022	reside and replace 8 windows	08-30-2023	EG	03		16	In Office Review
BLDR-21-10	08-13-2021	804	Addn Alt-Res	4,000	02-14-2023	100	06-30-2023	Finish Existing Basement To A	08-15-2023	AG	22		22	Change of Address
BLDR-21-77	01-20-2021	804	Addn Alt-Res	95,000	06-30-2022	100	06-30-2022	addition to master bedroom 28'	02-14-2023	SR	02		02	Bldg Permit Completed
20-2997	11-06-2020	882	Det Gar - Res	50,000	05-26-2021	100	06-30-2021	new uunattached garage -thre	09-07-2022	SR	01		02	Bldg Permit Completed
19-2864	09-05-2019	833	Shd-Res-under	0	06-30-2020	100	06-30-2020	10x16 shed	06-21-2022	SR	02		13	CALL BACK
201305711	08-19-2013	GN	Generator	0	06-30-2014	100	06-30-2014	GENERATOR	05-26-2021	SR	01	1	13	CALL BACK
201206449	10-18-2012	NR	New Roof	20,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	07-02-2020	SR	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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344
1	1010	Single Fam M-0	RD-	3	0.200	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0357	14,250
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			179,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 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		826,032
			Year Built		1972
			Effective Year Built		1996
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		680,700
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		78		0.00	4,700
GAR	Attached Gara	B	616	40.00	1994		78		0.00	16,700
BMT	Basement-Unfi	B	988	26.01	1994		78		0.00	20,600
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
WDC	Wood Deck w/	L	336	18.00	2019		100		0.00	6,000
PATF	Flagstone Pav	L	560	30.00	2019		100		0.00	16,100
SHED	Shed	L	160	18.00	2019		100		0.00	2,900
FOPC	Open Prch-roo	B	12	55.00	1994		78		0.00	800
FGR7	Gar w/Lft Goo	L	1,400	70.00	2021		97	C	1.00	95,100
FEP	Enclosed porc	B	63	70.00	2021		78		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	243.38	376,752
BMT	Basement Area	0	988	0	0.00	0
CAT	Cathedral	0	560	56	24.34	13,629
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
GAR	Attached Garage	0	616	0	0.00	0
PTO	Patio	0	560	0	0.00	0
TQS	Three Quarter Story	1,043	1,604	1,043	158.26	253,845
WDK	Wood Deck	0	464	0	0.00	0
Ttl Gross Liv / Lease Area		2,591	6,352	2,647		644,226



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Grade:	C	Average									
Stories	1.75	1 3/4 Stories									
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Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				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	
WDC	Deck comp w	L	128	28.00	2022		96		0.00	5,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

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1	1010	Single Fam M-0	RD-	3	0.200	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0357	14,250	2,900
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			179,200	

