

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
MANIKAS, PAUL N & BARBARA E  60 DOGWOOD LN  COTUIT MA 02635		1 Level	2 Public Water	1 Paved	1 Lake/Pond Vie	Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	577,400	577,400		
			6 Septic		2	RES LAND	1010	176,600	176,600		
<b>SUPPLEMENTAL DATA</b>						Total				754,000	754,000
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 39660-A							
#DL 1 LOT 10		#DL 2		Life Estate							
GIS ID F_946269_2697964		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MANIKAS, PAUL N & BARBARA E	C161452	0	05-11-2001	Q	I	368,000	00	Year	Code	Assessed	Year	Code	Assessed		
BRACKETT, RICHARD W & HAYES & HA	C93624	0	09-30-1986	U	V	0		2025	1010	577,400	2024	1010	552,300		
OCONNOR, JOSEPH F & CLAIRE	C105646	0	03-15-1986	Q	I	220,000	U		1010	176,600		1010	176,600		
COTUIT WOODS CORPORATION	C105645	0	03-15-1986	Q	V	15,000	U	Total							
HAYES & HAYES ATTOYNEY	C105645	0	03-15-1986	U		0		754,000		Total		728,900			
								Total		754,000		Total		651,000	

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			
0105				COTUIT	Appraised Bldg. Value (Card)	502,300	
					Appraised Xf (B) Value (Bldg)	54,200	
					Appraised Ob (B) Value (Bldg)	20,900	
					Appraised Land Value (Bldg)	176,600	
					Special Land Value	0	
					Total Appraised Parcel Value	754,000	
					Valuation Method	C	
					Total Appraised Parcel Value	754,000	

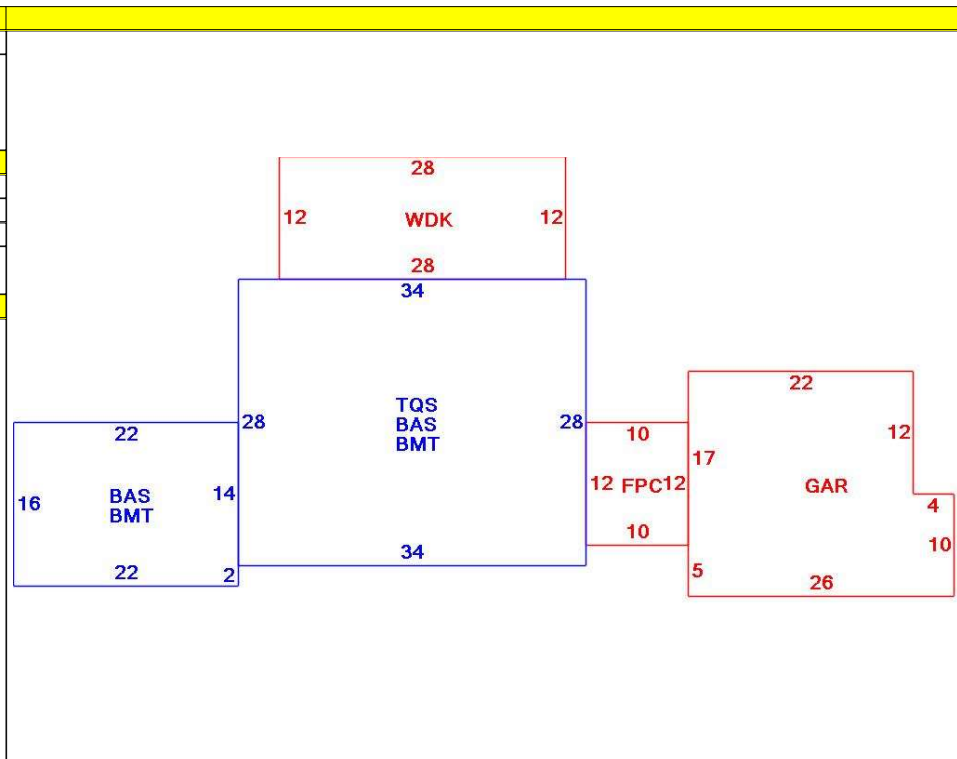
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-6	05-08-2023	835	Sid/Wind/Roof/	2,047		100		Air Sealing, Transition Floored,	11-10-2022	DB	01		03	Cycl Insp Comp	
20-1998	09-25-2020	835	Sid/Wind/Roof/	17,400	06-30-2021	100	06-30-2021	New siding and some roofing s	09-24-2013	RB	03		03	Cycl Insp Comp	
18-1639	06-08-2018	835	Sid/Wind/Roof/	30,948	06-01-3018	100	06-03-2018	9 Replacement Windows - Lik	01-13-2009	JR	03		16	In Office Review	
B26260	04-01-1984	DW	Dwelling	0	03-15-1985	100	12-31-1985	CO 11/2 S	04-11-2005	PT	02		01	Meas/Est	
									03-17-1999	FS	01		00	Meas/Listed-Interior Acces	
									10-15-1989	ML	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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000	ABUTS BOG		1.0000	176,344
1	1010	Single Fam M-0	RF	2	0.020	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			176,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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	577,371
Year Built	1985
Effective Year Built	2007
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	502,300
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	2005		87		0.00	5,200
TEN	Tennis Court 7	L	7,200	6.84	1985		22	00	1.00	10,800
WDC	Wood Decking	L	336	20.00	1999		60		0.00	4,000
FOPC	Open Prch-roo	B	120	55.00	2005		87		0.00	4,600
GAR	Attached Gara	B	524	40.00	2005		87		0.00	16,600
BMT	Basement-Unfi	B	1,304	26.01	2005		87		0.00	27,800
SHED	Shed	L	140	18.00	1999		60		0.00	1,500
FNC5	FENCE-10'CH	L	224	34.35	1985		32		0.00	2,500
PAT2	Patio-Good	L	200	9.94	2020		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,304	1,304	1,304	300.25	391,519
BMT	Basement Area	0	1,304	0	0.00	0
FPC	Open Porch Conc. Floor	0	120	0	0.00	0
GAR	Attached Garage	0	524	0	0.00	0
TQS	Three Quarter Story	619	952	619	195.22	185,852
WDK	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		1,923	4,540	1,923		577,371

