

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
WRIGHTSON, FREDERICK WILLIAM I 1138 SANTUIT-NEWTOWN ROAD COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	376,000	376,000
		6	Septic				2			RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA													
Alt Prcl ID					Plan Ref. 253/3								
Split Zonin					Land Ct#								
BID Parcel					#SR								
ResExpt Q YES:					Life Estate								
#DL 1 LOT 24					PP STATU								
#DL 2					Assoc Pid#								
GIS ID F_944419_2700326													
										Total		531,900	531,900

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WRIGHTSON, FREDERICK WILLIAM IV		27173	0106	03-01-2013	Q	I	283,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
GARGIULO, CHRISTOPHER		19962	0109	06-22-2005	Q	I	322,000	00	2025	1010	376,000	2024	1010	356,100	2023	1010	300,800	
THIBODEAU, LEAH		14827	0182	02-15-2002	U	I	1	1A		1010	155,900		1010	155,900		1010	141,700	
MCDONALD, PAULA		2382	0065	08-11-1976	U		0											
										Total		531,900	Total		512,000	Total		442,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2021	5C	RESIDENTIAL EXEMPTION	0.00																	
			Total																	
			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			COTUIT					

NOTES										APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)								338,800
										Appraised Xf (B) Value (Bldg)								26,600
										Appraised Ob (B) Value (Bldg)								10,600
										Appraised Land Value (Bldg)								155,900
										Special Land Value								0
										Total Appraised Parcel Value								531,900
										Valuation Method								C
										Total Appraised Parcel Value								531,900

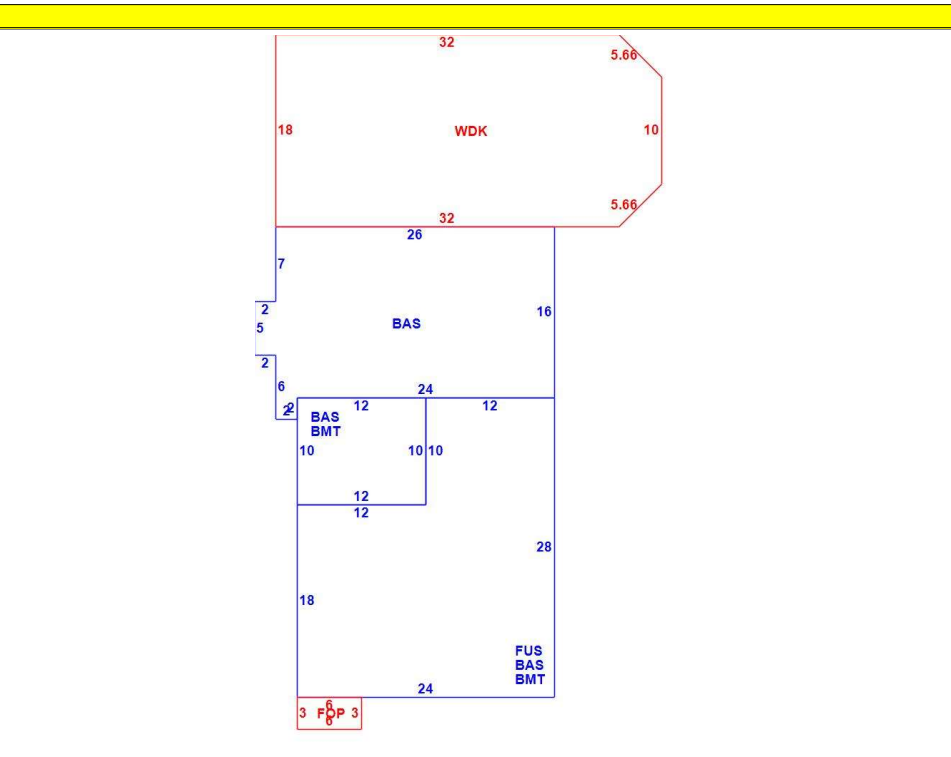
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
EXPR-24-8	07-10-2024	835		62,013		0		Repalce 17 windows and 1 pat		10-27-2022	SR	01		03	Cycl Insp Comp		
B34430	07-01-1991	SP	Swimming Pool	2,000	01-15-1992	100	06-30-1992	MM SW.POO		09-22-2020	PK	03		16	In Office Review		
B34133	01-01-1991	AD	Addition	20,000	01-15-1992	100	06-30-1992	MM ADD'N		05-21-2020	LS			FR	Field Review		
										01-25-2013	RB	03		03	Cycl Insp Comp		
										12-12-2005	PT	02		01	Meas/Est		
										04-14-2005	PT	02		01	Meas/Est		
										06-19-1999	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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000	LOVELLS POND AREA		1.0000	338,809.7	155,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value				155,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	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	423,457
Year Built	1976
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	338,800
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	1996		80		0.00	4,800
FPL1	Fireplace 1 sto	B	1	5000.00	1996		80		0.00	4,000
WDC	Wood Deck w/	L	632	18.00	2020		92		0.00	9,600
FOP	Open Porch-ro	B	18	55.00	1996		80		0.00	1,300
BMT	Basement-Unfi	B	672	26.01	1996		80		0.00	16,500
SHED	Shed	L	120	18.00	1997		46		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,102	1,102	1,102	256.02	282,134
BMT	Basement Area	0	672	0	0.00	0
FOP	Open Porch	0	18	0	0.00	0
FUS	Upper Story	552	552	552	256.02	141,323
WDC	Wood Deck	0	632	0	0.00	0
Ttl Gross Liv / Lease Area		1,654	2,976	1,654		423,457

