

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BENTLEY, DOUGLAS A & JENIFER A BENTLEY FAMILY REVOCABLE TRU 45 DANIELE STREET  COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 494,100 156,500	Assessed 494,100 156,500
			4 Gas						
			6 Septic		2				
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 27 #DL 2 GIS ID F_945535_2701187				Plan Ref. 280/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 650,600 650,600			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BENTLEY, DOUGLAS A & JENIFER A TRS		28097 0106	04-22-2014	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BENTLEY, DOUGLAS A & JENIFER A		4581 0097	06-14-1985	Q	I	75,900	00	2025	1010	494,100	2024	1010	469,100
DELANEY, JOHN J TR		4275 0294	10-04-1984	U	V	5,769	P		1010	156,500		1010	156,500
RAFFOL, KENNETH S		3135 0333	08-11-1980	U		0		Total		650,600	Total		625,600
								Total		514,900	Total		514,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

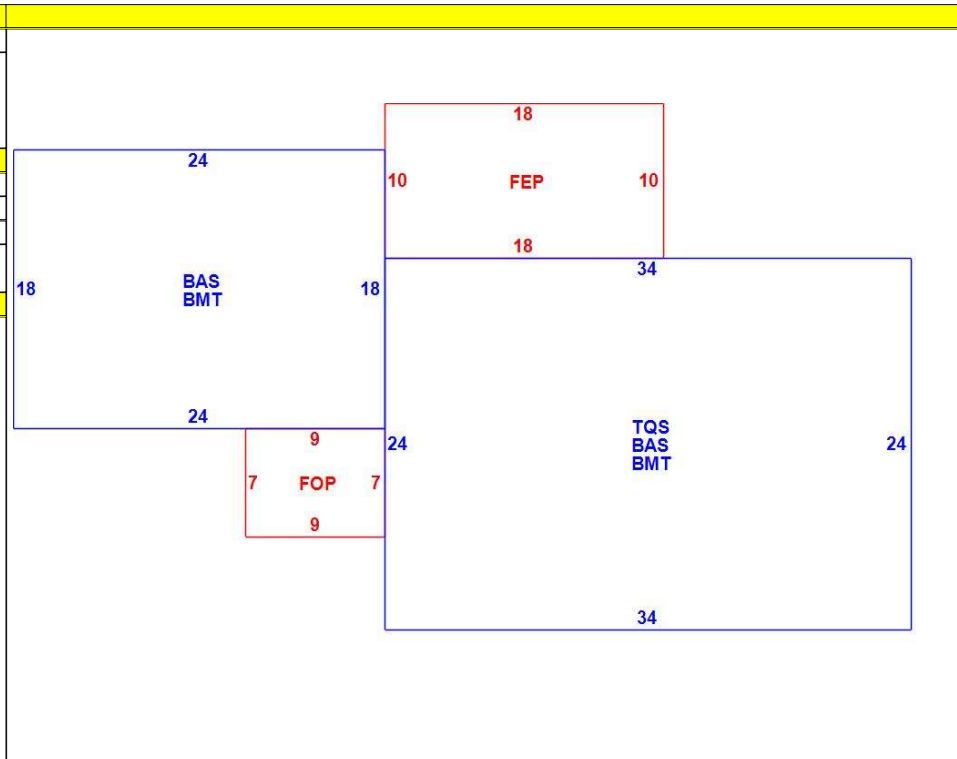
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	429,000
Appraised Xf (B) Value (Bldg)	48,000
Appraised Ob (B) Value (Bldg)	17,100
Appraised Land Value (Bldg)	156,500
Special Land Value	0
Total Appraised Parcel Value	650,600
Valuation Method	C
Total Appraised Parcel Value	650,600

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
BLDR-22-57	06-28-2022	809	Deck	39,425	06-30-2023	100	06-30-2023	Build New Shed Roof over Exi	07-20-2023	EG	03		16	In Office Review
20-542	02-21-2020	835	Sid/Wind/Roof/	1,365	06-30-2023	100	06-30-2023	insualtion/weatherization	06-30-2023	SR	01		02	Bldg Permit Completed
16-2853	10-07-2016	804	Addn Alt-Res	39,690	01-25-2017	100	06-30-2017	master bedroom/bathroom re	05-19-2020	LS			FR	Field Review
201002819	06-09-2010	RE	Remodel	48,135	12-03-2010	100	06-30-2011	KIT;STRUCT BEAM,NEW WIN	02-13-2019	CL			16	In Office Review
B35676	02-01-1993	AD	Addition	25,000	06-30-1993	100	06-30-1993	CO ADDIT'	02-01-2017	SR	01		02	Bldg Permit Completed
B27440	01-02-1985	DW	Dwelling	45,000	12-15-1985	100	06-30-1986	CO	07-10-2014	JR	03		16	In Office Review
									02-05-2013	RB	03		03	Cycl Insp Comp

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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000		1.0000	326,042.4
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			156,500

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	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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		493,093			
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		429,000			
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
FPLG	Gas Fireplace-	B	1	2500.00	2005		87		0.00	2,200
FOP	Open Porch-ro	B	63	55.00	2005		87		0.00	3,500
BMT	Basement-Unfi	B	1,248	26.01	2005		87		0.00	26,800
FEP	Enclosed porc	B	180	70.00	2005		87		0.00	10,300
PATF	Flagstone Pav	L	420	30.00	2020		96		0.00	11,900
FPIT	Fire Pit	L	1	3010.00	2020		96	C	1.00	2,900
SHED	Shed	L	140	18.00	2020		92		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	277.33	346,108
BMT	Basement Area	0	1,248	0	0.00	0
FEP	Enclosed Porch	0	180	0	0.00	0
FOP	Open Porch	0	63	0	0.00	0
TQS	Three Quarter Story	530	816	530	180.13	146,985
Ttl Gross Liv / Lease Area		1,778	3,555	1,778		493,093

