

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
SIMONS ROAD LLC 562 POPONESSETT ROAD COTUIT MA 02635		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1010	994,500	994,500		
			6 Septic		2	RES LAND	1010	1,101,700	1,101,700		
SUPPLEMENTAL DATA						Total				2,096,200	2,096,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 11A #DL 2 GIS ID F_942513_2684802				Plan Ref. 230/85 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SIMONS ROAD LLC		36043 237	10-19-2023	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WALLIN, W BRUCE & LYNN P TRS		30601 0256	06-30-2017	U	I	1	1F	2025	1010	994,500	2024	1010	939,300	2023	1010	808,900	
WALLIN, W BRUCE & LYNN P TRS		24728 0270	08-04-2010	U	I	100	1F		1010	1,101,700		1010	1,101,700		1010	985,600	
WALLIN, W BRUCE & LYNN P		17540 0226	08-27-2003	Q	I	1,317,500	00										
GORE, LAWRENCE S & LEPLY, E J		14998 0128	04-01-2002	U	I	1	1F										
Total								2,096,200		Total		2,041,000		Total		1,794,500	

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0113				COTUIT					

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						861,200
										Appraised Xf (B) Value (Bldg)						73,000
										Appraised Ob (B) Value (Bldg)						60,300
										Appraised Land Value (Bldg)						1,101,700
										Special Land Value						0
										Total Appraised Parcel Value						2,096,200
										Valuation Method						C
										Total Appraised Parcel Value						2,096,200

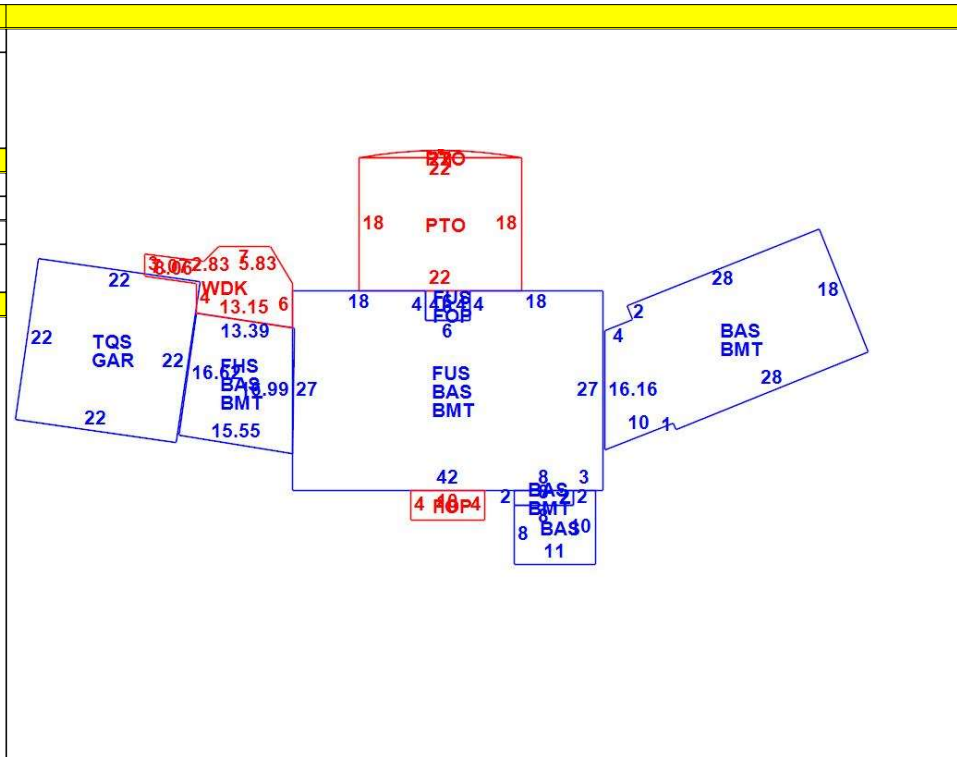
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-5	04-25-2022	835	Sid/Wind/Roof/	4,000		100		re-roof	06-14-2021	SR	02		02	Bldg Permit Completed	
BLDR-21-34	03-25-2021	804	Addn Alt-Res	39,000	06-14-2021	100	06-30-2021	add a 9'-6" x 11' office to front (06-03-2020	DM			FR	Field Review	
200800923	02-27-2008	DK	Dock	11,500	09-18-2008	100	06-30-2009	MUNIS HAS EXPIRED-100%	12-14-2012	RB	03		03	Cycl Insp Comp	
20063615	10-02-2006	OB	Out Building	2,500	06-30-2007	100	06-30-2007	SHED 8X12	09-27-2012	RB	03		16	In Office Review	
49921	11-09-2000	DW	Dwelling	402,000	06-30-2001	100	06-30-2001	NW DW	10-08-2010	RB	03		16	In Office Review	
49920	11-08-2000	DE	Demolish		12-05-2000	100	01-01-2001	DEMO DW	05-04-2010	NF	03		16	In Office Review	
										05-04-2010	NF	03		16	In Office Review

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	0.910 AC	176,344.00	1.08972	1.0000	5	1.00	0113	6.300		1.0000	1,210,636	1,101,700
Total Card Land Units					0.91	AC	Parcel Total Land Area					0.91	Total Land Value			1,101,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	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	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	08	Mixed			
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	916,167
Year Built	2002
Effective Year Built	2016
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	861,200
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	2014		94		0.00	5,600
DKLT	Dock-Light	L	1	60000.00	2008		78		0.00	46,800
WDC	Deck composit	L	140	24.00	2006		74		0.00	3,600
FOP	Open Porch-ro	B	64	55.00	2014		94		0.00	3,800
GAR	Attached Gara	B	484	40.00	2014		94		0.00	17,100
BMT	Basement-Unfi	B	1,977	26.01	2014		94		0.00	41,700
FPLG	Gas Fireplace-	B	1	2500.00	2014		94		0.00	2,400
PATC	Conc Pavers	L	411	15.46	2006		87		0.00	5,400
SHED	Shed	L	96	18.00	2015		92		0.00	1,600
FPIT	Fire Pit	L	1	3010.00	2020		96	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,071	2,071	2,071	251.63	521,115
BMT	Basement Area	0	1,977	0	0.00	0
FHS	Half Story	121	242	121	125.81	30,447
FOP	Open Porch	0	64	0	0.00	0
FUS	Upper Story	1,134	1,134	1,134	251.63	285,343
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	411	0	0.00	0
TQS	Three Quarter Story	315	484	315	163.76	79,262
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		3,641	7,007	3,641		916,167



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801
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 BARNSTABLE, MA

VISION

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Kitchen Style						Condition					
Occupancy						Condition %					
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Rms Prts						Dep Ovr Comment					
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