

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
HIGGINS, JOAN B TR P O BOX 1948 COTUIT MA 02635	1	Level	2	Public Water		Description	Code	Assessed	Assessed		
			4	Gas	1	RESIDNTL	1010	497,300	497,300		
			6	Septic	2	RES LAND	1010	232,800	232,800		
SUPPLEMENTAL DATA						Total				730,100	730,100
Alt Prcl ID		Split Zonin		Plan Ref. 19/143							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 62		#DL 2		Life Estate							
GIS ID F_942786_2684814		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HIGGINS, JOAN B TR	10962	0144	09-22-1997	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HIGGINS, JOAN B	4247	0180	09-14-1984	Q	I	90,000	U	2025	1010	497,300	2024	1010	465,000	2023	1010	412,200	
DANCY, NORTH BARRY & PATRICIA L	2699	0001	05-02-1978	U		0			1010	232,800		1010	232,800		1010	211,600	
Total								730,100		Total		697,800		Total		623,800	

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			
0107			COTUIT				

NOTES													
<p>Appraised Bldg. Value (Card) 449,300</p> <p>Appraised Xf (B) Value (Bldg) 45,000</p> <p>Appraised Ob (B) Value (Bldg) 3,000</p> <p>Appraised Land Value (Bldg) 232,800</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 730,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 730,100</p>													

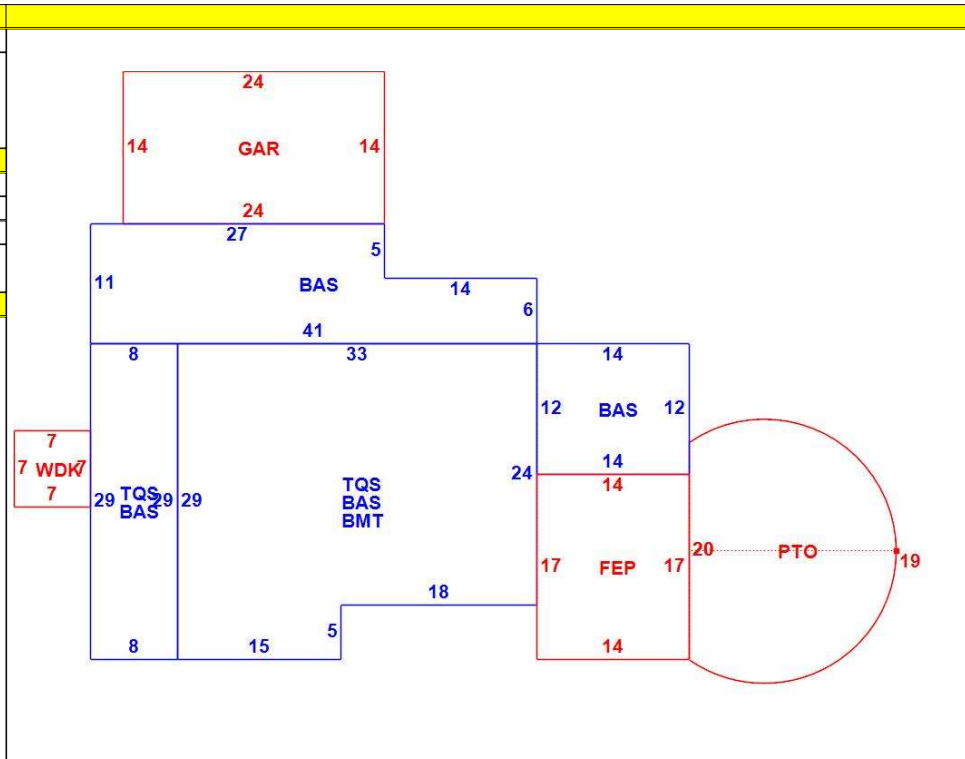
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200903669	08-06-2009	AD	Addition	150,000	01-05-2010	100	06-30-2010	8 X 41 REAR,EXPND 2BD&B	07-31-2023	YB	03		16	In Office Review
200900118	01-20-2009	OT	Other	25,000	07-22-2009	100	06-30-2009	FEP-EXPIRED	08-27-2021	CK	02		03	Cycl Insp Comp
B30732	05-01-1987	AD	Addition	12,000	01-15-1992	100	06-30-1992	CO ADD'N	06-03-2020	DM			FR	Field Review
									09-16-2014	JR	03		16	In Office Review
									12-17-2012	RB	03		03	Cycl Insp Comp
									09-28-2012	RB	03		16	In Office Review
									07-28-2010	NF	03		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	RF	2	0.620	AC	176,344.00	1.52068	1.0000	5	1.00	0107	1.400		1.0000	375,436.3	232,800
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			232,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		583,556
Year Built		1920
Effective Year Built		1994
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		449,300
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	1989		77		0.00	4,600
WDC	Wood Decking	L	49	20.00	1986		34		0.00	900
FEP	Enclosed porc	B	238	70.00	1989		77		0.00	10,800
GAR	Attached Gara	B	336	40.00	1989		77		0.00	11,100
BMT	Basement-Unfi	B	867	26.01	1989		77		0.00	18,500
PAT1	Patio- Average	L	388	5.89	2010		91		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,648	1,648	1,648	247.06	407,155
BMT	Basement Area	0	867	0	0.00	0
FEP	Enclosed Porch	0	238	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
PTO	Patio	0	388	0	0.00	0
TQS	Three Quarter Story	714	1,099	714	160.51	176,401
WDK	Wood Deck	0	49	0	0.00	0
Ttl Gross Liv / Lease Area		2,362	4,625	2,362		583,556

