

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>
OPIE, LAURA C  51 MASHPEE RD  COTUIT MA 02635				1	2	1		Description	Code	Assessed	Assessed	
				Level	Public Water			RESIDENTL	1010	561,000	561,000	
				4	Gas	1	Paved	RES LAND	1010	228,000	228,000	
				6	Septic		2					
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref. 256/46								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate								
#DL 1 LOT H				PP STATU								
#DL 2												
GIS ID F_943122_2685885				Assoc Pid#								
									Total	789,000	789,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OPIE, LAURA C				34442	160	08-16-2018	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OPIE, LAURA C & PECK, JOHN T				11760	0156	10-14-1998	Q	I	189,000	00	2025	1010	561,000	2024	1010	531,600	2023	1010	459,500
PROCOPIO, BERNARDO J ET AL				9996	0277	12-15-1995	U	I	10	A		1010	228,000		1010	228,000		1010	207,300
PROCOPIO, BERNARDO J ET A				P1188AD	0	10-15-1994	U	I	1	A									
PROCOPIO, GAYLE A				4299	0177	10-15-1984	Q	I	110,000	U									
									Total	789,000	Total	759,600	Total	666,800					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	5C	RESIDENTIAL EXEMPTION																		
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	475,500		
												Appraised Xf (B) Value (Bldg)	75,500		
												Appraised Ob (B) Value (Bldg)	10,000		
												Appraised Land Value (Bldg)	228,000		
												Special Land Value	0		
												Total Appraised Parcel Value	789,000		
												Valuation Method	C		
												Total Appraised Parcel Value	789,000		

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
200701046	03-13-2007	RE	Remodel	5,000	06-30-2008	100	06-30-2008	EXIST FAMILY APT	02-23-2023	YB	03		16	In Office Review
90611	03-03-2006	PV	Solar PV Syste	12,000	09-11-2006	100	06-30-2007	PV 12 PHOTOVOLTAIC	08-27-2021	CK	02		03	Cycl Insp Comp
B29079	03-01-1986	AD	Addition	30,000	01-15-1987	100	06-30-1987	CO GARAGE	06-03-2020	DM			FR	Field Review
B29048	03-01-1986	SP	Swimming Pool	10,000	01-15-1987	100	06-30-1987	CO POOL	04-06-2015	RB	03		16	In Office Review
B26416	05-01-1984	DW	Dwelling	0	03-15-1985	100	06-30-1985	CO 1.5 ST	12-18-2012	RB	03		03	Cycl Insp Comp
									10-01-2012	RB	03		16	In Office Review
									07-28-2008	NF	03		16	In Office Review

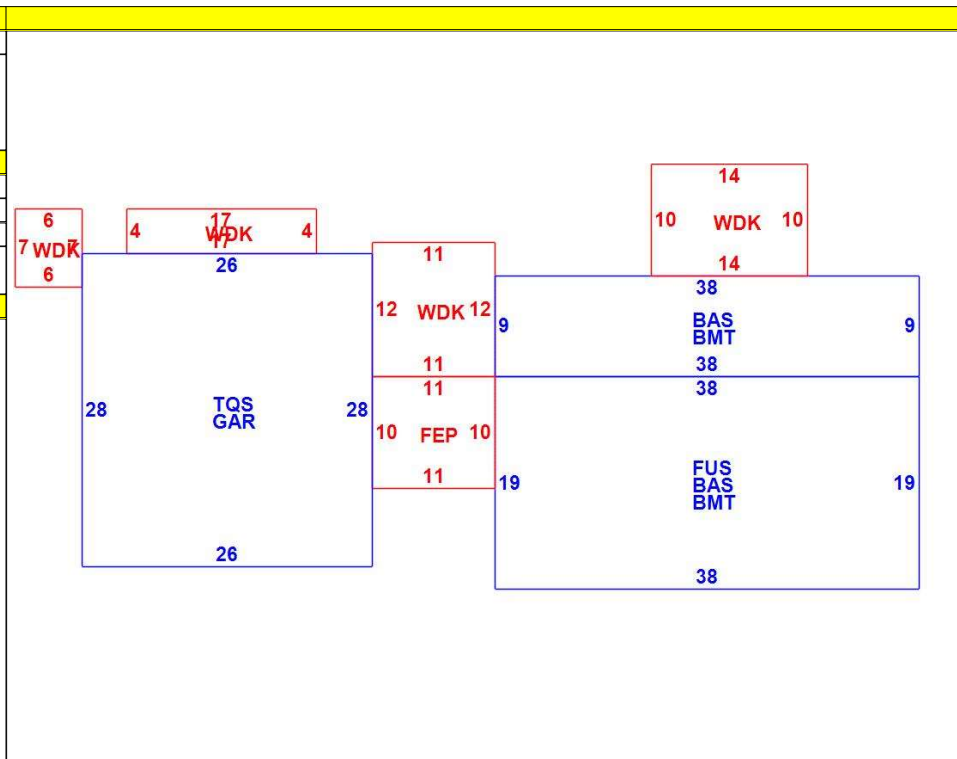
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1010	Single Fam M-0	RF	2	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0107	1.400		1.0000	400,071.6	228,000	
					Total Card Land Units	0.57	AC	Parcel Total Land Area					0.57				Total Land Value	228,000

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	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt	Y	Apt here			
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	572,905
Year Built	1984
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	475,500
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
BFA1	Bsmt Fin-Goo	B	500	32.56	2000		83		0.00	13,500
WDC	Wood Decking	L	382	20.00	1999		60		0.00	4,400
FEP	Enclosed porc	B	110	70.00	2000		83		0.00	7,300
GAR	Attached Gara	B	728	40.00	2000		83		0.00	20,100
BMT	Basement-Unfi	B	1,064	26.01	2000		83		0.00	23,000
SOL1	Solar PV Pane	B	12	860.00	2000		0		0.00	0
SOLT	Solar Thermal	B	120	86.00	2000		0		0.00	0
FPL3	Fireplace 2 sto	B	2	7000.00	2000		83		0.00	11,600
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	253.61	269,841
BMT	Basement Area	0	1,064	0	0.00	0
FEP	Enclosed Porch	0	110	0	0.00	0
FUS	Upper Story	722	722	722	253.61	183,106
GAR	Attached Garage	0	728	0	0.00	0
TQS	Three Quarter Story	473	728	473	164.78	119,958
WDK	Wood Deck	0	382	0	0.00	0
Ttl Gross Liv / Lease Area		2,259	4,798	2,259		572,905

