

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAMLIN, PAMELA A & THOMAS M JR PAMELA A HAMLIN TRUST - 2022 71 HIGH STREET COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1090 1090	Assessed 1,229,800 379,000	Assessed 1,229,800 379,000
			4 Gas						
			6 Septic		2				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946555_2688122				Plan Ref. 26/71 (CHILDS) Land Ct# #SR Life Estate PP STATU Assoc Pid#					
Total							1,608,800	1,608,800	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAMLIN, PAMELA A & THOMAS M JR TR		35572 211	01-03-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
HAMLIN, THOMAS M JR & PAMELA A		26587 0104	08-15-2012	Q	I	765,000	00	2025	1090	1,229,800	2024	1090	1,169,100
FRECHETTE, STEPHEN T & RAYNOR, C		23627 0304	04-21-2009	U	I	1	1F		1090	379,000		1090	379,000
FRECHETTE, STEPHEN T & RAYNOR, C		20965 0025	05-02-2006	U	I	290,000	1A						
FRECHETTE, STEPHEN F		19878 0184	05-31-2005	Q	I	550,000	00						
Total							1,608,800	Total	1,548,100	Total	1,366,700		

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,185,000
Appraised Xf (B) Value (Bldg)	36,300
Appraised Ob (B) Value (Bldg)	8,500
Appraised Land Value (Bldg)	379,000
Special Land Value	0
Total Appraised Parcel Value	1,608,800
Valuation Method	C
Total Appraised Parcel Value	1,608,800

NOTES							

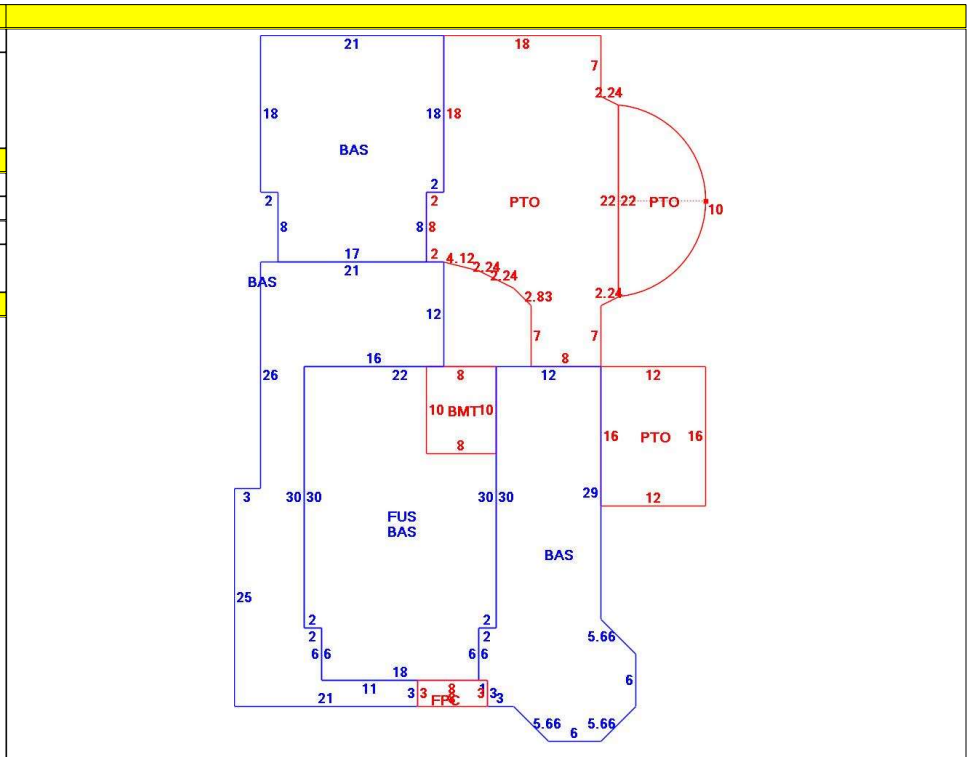
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-8	06-22-2023	835	Sid/Wind/Roof/	7,995		100		reroof 12 sq with Landmark pr	06-09-2020	WD			FR	Field Review
EXPR-21-4	03-17-2021	835	Sid/Wind/Roof/	65,000		100		23 square of replaced siding a	07-03-2017	SR	02		02	Bldg Permit Completed
16-605	05-18-2016	804	Addn Alt-Res	45,000	06-07-2017	100	06-30-2017	Alter Front Facade of Barn. Ch	07-22-2016	JR	03		02	Bldg Permit Completed
16-58	03-29-2016	WR	Withdrawn	95,000	06-24-2016			INACTIVE PER VW PMT. alter	07-13-2016	SR	01		13	CALL BACK
201302304	05-13-2013	AD	Addition	50,000	03-27-2014	100	06-30-2014	SUNRM ADDN, REMAODEL 1	10-16-2014	MW	02		02	Bldg Permit Completed
201102958	06-06-2011	NR	New Roof	20,000	06-30-2012	100	06-30-2012	REROOF OVER 1 LAYER, RE	03-25-2014	SR	01		03	Cycl Insp Comp
201001592	04-09-2010	NS	New Siding	0	06-30-2010	100	06-30-2010	REPL DOORS & RESIDE	10-09-2013	MW	02		13	CALL BACK

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	1090	Multi Hses M-01	RF	2	0.750	AC	176,344.00	1.30239	1.0000	5	1.00	0109	2.200		1.0000	505,278.4	379,000
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value				379,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
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	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	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	10	Brick Ftgs			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	1,211,247
Year Built	1890
Effective Year Built	2004
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	1,017,400
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
FPLG	Gas Fireplace-	B	1	2500.00	1999		84		0.00	2,100
FOPC	Open Prch-roo	B	24	55.00	1999		84		0.00	1,400
BMT	Basement-Unfi	B	80	26.01	1999		84		0.00	3,200
PAT2	Patio-Good	L	1,005	9.94	2014		95		0.00	8,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,410	2,410	2,410	381.14	918,535
BMT	Basement Area	0	80	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	768	768	768	381.14	292,712
PTO	Patio	0	1,005	0	0.00	0
Ttl Gross Liv / Lease Area		3,178	4,287	3,178		1,211,247



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			4 Gas			RESIDNTL	1090	1,229,800	1,229,800		
			6 Septic		2	RES LAND	1090	379,000	379,000		
SUPPLEMENTAL DATA						Total				1,608,800	1,608,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946555_2688122				Plan Ref. 26/71 (CHILDS) Land Ct# #SR Life Estate PP STATU Assoc Pid#							

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HAMLIN, PAMELA A & THOMAS M JR TR		35572 211	01-03-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
HAMLIN, THOMAS M JR & PAMELA A		26587 0104	08-15-2012	Q	I	765,000	00	2025	1090	1,229,800	2024	1090	1,169,100		
FRECHETTE, STEPHEN T & RAYNOR, C		23627 0304	04-21-2009	U	I	1	1F		1090	379,000	2023	1090	1,014,400		
FRECHETTE, STEPHEN T & RAYNOR, C		20965 0025	05-02-2006	U	I	290,000	1A						352,300		
FRECHETTE, STEPHEN F		19878 0184	05-31-2005	Q	I	550,000	00	Total		1,608,800	Total		1,548,100	Total	1,366,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0109				COTUIT

NOTES			
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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

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	
2	1090	Multi Hses M-01	RF	2	0 SF	0.00	1.00000	1.0000	5	1.00	0109	2.200		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.75	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	75	Garage/Quarter			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms					
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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				176,440	
Year Built				1996	
Effective Year Built				2018	
Depreciation Code				VG	
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
RCNLD				167,600	
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
FPLG	Gas Fireplace-	B	1	2500.00	2016		95		0.00	2,400
GAR	Attached Gara	B	520	40.00	2016		95		0.00	18,100
UST	Utility Storage-	B	534	17.11	2016		100		0.00	9,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,000	1,000	1,000	86.49	86,490
FUS	Upper Story	1,040	1,040	1,040	86.49	89,950
GAR	Attached Garage	0	520	0	0.00	0
UST	Utility Enclosure	0	534	0	0.00	0
Ttl Gross Liv / Lease Area		2,040	3,094	2,040		176,440

