

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
ODENCE, L PHILIP & BETHANY J T PO BOX 102 COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved	1	Water View	Description	Code	Assessed	Assessed
		4		4	Gas					RESIDNTL	1010	775,600	775,600
		6		6	Septic			2		RES LAND	1010	970,100	970,100
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_947646_2687993					Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#								
										Total		1,745,700	1,745,700

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ODENCE, L PHILIP & BETHANY J T		29550	0191	03-31-2016	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed
GRANT, NANCY J		6947	0229	11-07-1989	U	I	1	A	2025	1010	775,600	2024	1010	777,900
GRANT, JOHN M JR & NANCY J		1947	0295	10-10-1973	U		0			1010	970,100	2023	1010	664,100
									Total	1,745,700	Total	1,748,000	Total	1,465,900

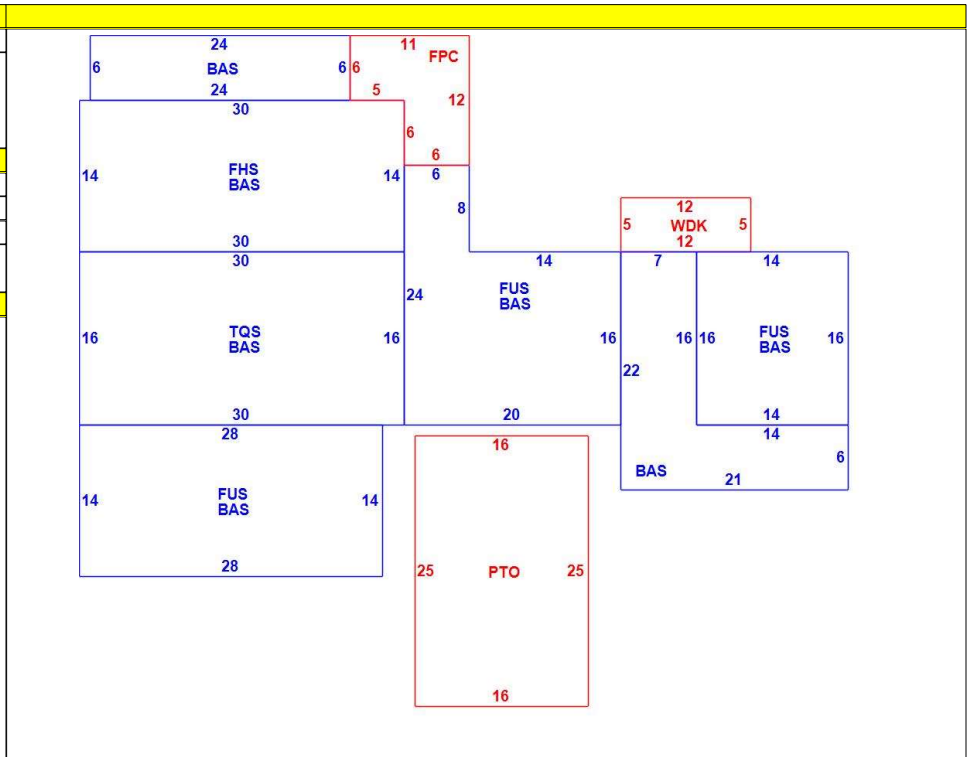
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	5C	RESIDENTIAL EXEMPTION														
			Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0115			COTUIT					
NOTES				Appraised Bldg. Value (Card) 703,500				
				Appraised Xf (B) Value (Bldg) 12,900				
				Appraised Ob (B) Value (Bldg) 59,200				
				Appraised Land Value (Bldg) 970,100				
				Special Land Value 0				
				Total Appraised Parcel Value 1,745,700				
				Valuation Method C				
				Total Appraised Parcel Value 1,745,700				

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-22-59	05-31-2022	880	Alt-Int work-Res	6,300		100		REBUILD OF THE FIREPLAC	12-28-2021	AS	03		16	In Office Review	
20-2185	09-10-2020	882	Det Gar - Res	50,000	06-30-2021	100	06-30-2021	Build wood frame two car gara	01-11-2021	SR	01		02	Bldg Permit Completed	
16-3541	12-05-2016	804	Addn Alt-Res	6,200	06-07-2017	100	06-30-2017	rebuild one single flue fireplac	09-16-2020	CK	22		22	Change of Address	
16-1370	07-18-2016	804	Addn Alt-Res	40,000	06-07-2017	100	06-30-2017	new kitchen and half bath. rep	06-09-2020	WD			FR	Field Review	
B34578	09-01-1991	AD	Addition	5,000	01-15-1992	100	06-30-1992	CO GARAGE	01-18-2018	SR	02		03	Cycl Insp Comp	
									06-07-2017	SR	02		02	Bldg Permit Completed	
									05-17-2016	JR	03		20	Sale 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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0112	5.500		1.0000	969,892	969,900
1	1010	Single Fam M-0	RF	2	0.100	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	200
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			970,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average 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	22	Wide Pine			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	13	13 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt	Y	Apt here			
Foundation Alt	10	Brick Ftgs			
Rms Prts					
Bath Split	40	4 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		1,019,500
			Year Built		1740
			Effective Year Built		1984
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		31
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		703,500
			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
FPL2	Fireplace 1.5 s	B	2	6000.00	1979		69		0.00	8,300
SHD2	Shed w/Elec	L	264	26.00	1991		44		0.00	3,000
FOPC	Open Prch-roo	B	102	55.00	1979		69		0.00	3,200
PATC	Conc Pavers	L	400	15.46	2016		94		0.00	5,700
WDC	Deck composi	L	60	24.00	2016		94		0.00	3,500
FPO	Ext FP Openin	B	1	2000.00	1979		69		0.00	1,400
FGR7	Gar w/Lft Goo	L	624	70.00	2020		96	C	1.00	41,900
GEN	Emergency Ge	L	1	5550.00	2020		92		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,266	2,266	2,266	270.28	612,457
FHS	Half Story	210	420	210	135.14	56,759
FPC	Open Porch Conc. Floor	0	102	0	0.00	0
FUS	Upper Story	984	984	984	270.28	265,957
PTO	Patio	0	400	0	0.00	0
TQS	Three Quarter Story	312	480	312	175.68	84,328
WDK	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		3,772	4,712	3,772		1,019,501

