

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MELANSON, LEO E & ANN M  430 PUTNAM AVENUE  COTUIT MA 02635		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	453,900	453,900
				6	Septic			2		RES LAND	1010	205,300	205,300
<b>SUPPLEMENTAL DATA</b>										Total		659,200	659,200
Alt Prcl ID		Split Zonin		Plan Ref.		376/10							
BID Parcel		ResExpt Q		Land Ct#									
#DL 1		LOT 1		#SR									
#DL 2				Life Estate		PP STATU							
GIS ID		F_948877_2692662		Assoc Pid#									

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MELANSON, LEO E & ANN M		32553	0092	12-17-2019		Q	I	400,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FISHER, MARIA TR		26159	0286	03-15-2012		U	I	10		1F		2025	1010	453,900	2024	1010	461,700	2023	1010	391,200
FISHER, MARIA		24099	0038	10-16-2009		U	I	0		1			1010	205,300		1010	205,300		1010	203,100
KAPOCIUS, RITA R & FISHER, MARIA		18957	0171	08-20-2004		U	I	1		1A										
KAPOCIUS, RITA R		3870	0127	09-15-1983		U		0				Total		659,200	Total		667,000	Total		594,300

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				
0106			COTUIT		Appraised Bldg. Value (Card)			429,700
					Appraised Xf (B) Value (Bldg)			12,900
					Appraised Ob (B) Value (Bldg)			11,300
					Appraised Land Value (Bldg)			205,300
					Special Land Value			0
					Total Appraised Parcel Value			659,200
					Valuation Method			C
					Total Appraised Parcel Value			659,200

NOTES										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
EXPR-23-1	11-27-2023	835	Sid/Wind/Roof/	3,100		100		Weatherization		06-17-2021	SR	01		02	Bldg Permit Completed				
B-20-3386	12-02-2020	880	Alt-Int work-Res	35,000	06-17-2021	100	06-30-2021	New kitchen and mudroom/ent		05-28-2020	DM			FR	Field Review				
20-2486	09-12-2020	809	Deck	7,000	06-17-2021	100	06-30-2021	Remove/replace rotted deck wi		02-19-2020	SAF			20	Sale Review				
20-2120	09-01-2020	835	Sid/Wind/Roof/	3,000	06-30-2021	100	06-30-2021	Repair & replace sections of r		02-19-2015	JR	03		03	Cycl Insp Comp				
20-1120	04-29-2020	835	Sid/Wind/Roof/	6,500	06-30-2020	100	06-30-2020	Replace 15 old windows with n		09-17-2014	SR	02		03	Cycl Insp Comp				
9373	07-01-1995	NR	New Roof	2,500	01-15-1996	100	01-15-1996	CO RE-ROO		08-19-2009	DR	22		22	Change of Address				
B30446	02-01-1987	AD	Addition	35,000	01-15-1988	100	01-15-1988	CO ADD'N		06-17-2005	PT	02		01	Meas/Est				

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	0106	1.150			1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	2	0.150	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150			1.0000	16,387.5	2,500
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value					205,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		622,683
			Year Built		1948
			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		429,700
			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
FGR2	Garage- Avg-	L	345	50.00	1948		24	00	1.00	4,100
WDC	Deck comp w	L	264	28.00	2020		92		0.00	7,200
BMT	Basement-Unfi	B	576	26.01	1982		69		0.00	12,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,888	1,888	1,888	271.44	512,479
BMT	Basement Area	0	576	0	0.00	0
FAT	Attic, Finished	118	784	118	40.85	32,030
FHS	Half Story	288	576	288	135.72	78,175
WDC	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		2,294	4,088	2,294		622,684

