

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SCUDERI, CATHERINE T 46 THANKFUL LN COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4		4	Gas					RESIDNTL	1010	374,000	374,000
		6		6	Septic			2		RES LAND	1010	176,400	176,400
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 34 #DL 2 GIS ID F_947786_2695640					Plan Ref. Land Ct# 22824-D #SR Life Estate PP STATU Assoc Pid#					Total		550,400	550,400

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SCUDERI, CATHERINE T		C145160	0	07-15-1997	Q	I	143,000	00	Year	Code	Assessed	Year	Code	Assessed
CELLANA, REMO & HELEN		C96600	0	05-15-1984	U	V	14,000	Z	2025	1010	374,000	2024	1010	384,100
HONIGBAUM, HOWARD M		C80879	0	02-15-1980	Q	V	17,000	U		1010	176,400	2023	1010	314,900
									Total	550,400	Total	560,500	Total	475,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2025	22C	VET (SPECIAL HOUSING)	0.00													
2023	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0105			COTUIT									
NOTES								Appraised Bldg. Value (Card)				329,300
								Appraised Xf (B) Value (Bldg)				38,800
								Appraised Ob (B) Value (Bldg)				5,900
								Appraised Land Value (Bldg)				176,400
								Special Land Value				0
								Total Appraised Parcel Value				550,400
								Valuation Method				C
								Total Appraised Parcel Value				550,400

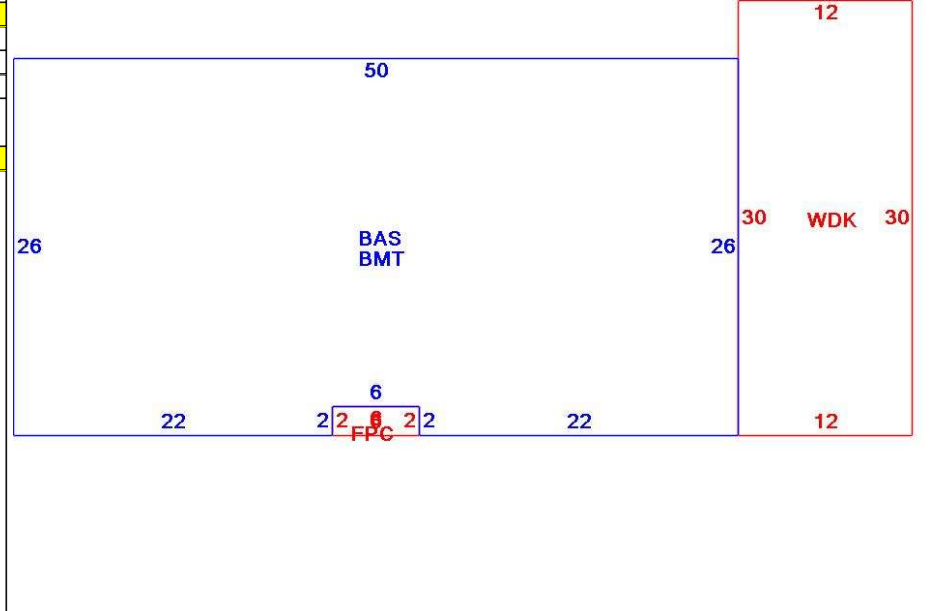
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-24-16	02-13-2024	839	Solar Panel-Re	16,544		0		Installation of roof mounted ph	07-03-2024	EG	03		16	In Office Review	
201204677	08-06-2012	IN	Insulation	4,500	06-30-2013	100	06-30-2013	INSULATE-AIR SEAL	07-17-2023	EG	03		16	In Office Review	
B27341	12-02-1984	DW	Dwelling	45,000	01-15-1986	100	06-30-1986	CO	11-04-2022	SR	01		03	Cycl Insp Comp	
B27341A	12-01-1984	DW	Dwelling	45,000	01-15-1987	100	06-30-1987	CO	08-04-2022	EG	03		16	In Office Review	
									08-03-2022	JO			16	In Office Review	
									08-24-2021	JD	03		16	In Office Review	
									07-22-2020	LH	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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000	POWER EASEMENT		1.0000	176,344
1	1010	Single Fam M-0	RF	2	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			176,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		396,730
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		329,300
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
BGR2	2 Stall Bmt Ga	B	1	3244.00	2000		83		0.00	2,700
BFA	Bsmt Fin-Avg	B	624	17.36	2000		83		0.00	9,000
WDC	Deck comp w	L	360	28.00	1999		60		0.00	5,900
FOPC	Open Prch-roo	B	12	55.00	2000		83		0.00	900
BMT	Basement-Unfi	B	1,288	26.01	2000		83		0.00	26,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,288	1,288	1,288	308.02	396,730
BMT	Basement Area	0	1,288	0	0.00	0
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,288	2,948	1,288		396,730

