

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
TRIPP, CHRISTOPHER C & BETHANY 12 GERALDINE ROAD COTUIT MA 02635	1 Level	2 Public Water				Description	Code	Assessed	Assessed	
		4 Gas	1 Paved			RESIDNTL	1010	449,000	449,000	
		6 Septic		2		RES LAND	1010	156,500	156,500	
SUPPLEMENTAL DATA						Total				605,500
Alt Prcl ID		Split Zonin		Plan Ref. 178/151						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 8		#DL 2		Life Estate						
GIS ID F_948494_2697762		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TRIPP, CHRISTOPHER C & BETHANY TRIPP, CHRISTOPHER C BANK OF AMERICA NA FINANCIAL FREEDOM PERKINS, JAMES T	32383	0123	10-16-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
	28656	0176	01-30-2015	U	I	208,000	1S	2025	1010	449,000	2024	1010	423,800			
	28323	0044	08-14-2014	U	I	275,000	1L		1010	156,500	2023	1010	379,000			
	P05P046	0	07-21-2005	U	I	0	1A						142,300			
	10206	0201	05-15-1996	U	I	1	A	Total		605,500	Total		580,300	Total		521,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2017	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

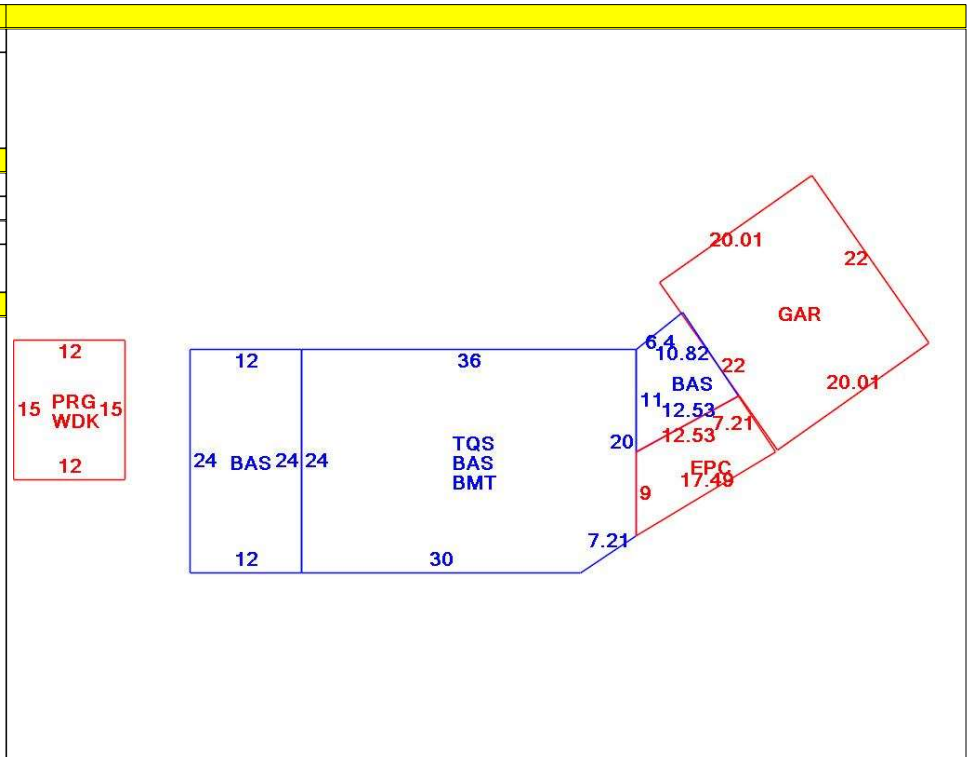
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			COTUIT					

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	381,500			
				Appraised Xf (B) Value (Bldg)	39,800			
				Appraised Ob (B) Value (Bldg)	27,700			
				Appraised Land Value (Bldg)	156,500			
				Special Land Value	0			
				Total Appraised Parcel Value	605,500			
				Valuation Method	C			
				Total Appraised Parcel Value	605,500			

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	
17-3207	09-18-2017	835	Sid/Wind/Roof/	3,000		100		reside	06-10-2020	WD			FR	Field Review	
201508114	12-24-2015	PV	Solar PV Syste	19,000	04-25-2016	100	06-30-2016	INSTALL SOLAR PANELS ON	09-27-2016	GC	03		16	In Office Review	
201506126	09-18-2015	NR	New Roof	8,000	06-30-2016	100	06-30-2016	REROOF (STRIPPING OLD S	05-10-2016	SR	01		02	Bldg Permit Completed	
B37432	03-21-1995	AD	Addition	12,000	01-15-1996	100	06-30-1996	CO GARAGE	07-11-2014	JR	03		16	In Office Review	
B16346	06-01-1973	AD	Addition	0	06-30-1973	100	06-30-1973	CO ADD'N	01-16-2013	RB	03		03	Cycl Insp Comp	
									07-05-2005	PT	02		01	Meas/Est	
									03-23-1999	FS	01		00	Meas/Listed-Interior Acces	

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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000	ABUTS ROUTE 28		1.0000	326,042.4	156,500
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value					156,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 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		495,499
			Year Built		1968
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		381,500
			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	1	6000.00	1992		77		0.00	4,600
FGR2	Garage- Avg-	L	704	50.00	1995		71	00	1.00	25,000
FOPC	Open Prch-roo	B	112	55.00	1992		77		0.00	3,800
GAR	Attached Gara	B	440	40.00	1992		77		0.00	13,100
BMT	Basement-Unfi	B	852	26.01	1992		77		0.00	18,300
WDC	Wood Deck w/	L	180	18.00	1990		42		0.00	1,700
PRG1	Pergola-Avg	L	180	18.00	1990		32	C	1.00	1,000
SOL1	Solar PV Pane	B	29	860.00	1992		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,235	1,235	1,235	276.97	342,058
BMT	Basement Area	0	852	0	0.00	0
FPC	Open Porch Conc. Floor	0	113	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PRG	Pergola	0	180	0	0.00	0
TQS	Three Quarter Story	554	852	554	180.10	153,441
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		1,789	3,852	1,789		495,499

