

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLANAGAN, PATRICK								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
18 CONSTANT LANE								RESIDNTL	1010	494,500	494,500	
COTUIT MA 02635								RES LAND	1010	156,200	156,200	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
Alt Prcl ID				Plan Ref.								
Split Zonin				Land Ct# 22824-D (SH 3)								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate								
#DL 1 LOT 73				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_948160_2696746								Total 650,700 650,700				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FLANAGAN, PATRICK				C220693	0	10-01-2019	U	V	135,000	1P	Year	Code	Assessed	Year	Code	Assessed
MARTONE, MICHAEL A ET AL				C185142	0	02-01-2008	U	V	0	1A	2025	1010	494,500	2024	1010	481,000
MARTONE, FRANK & FRANCES				C81115	0	03-04-1980	Q		9,900	U		1010	156,200	2023	1010	142,000
Total											650,700	Total	637,200	Total	554,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

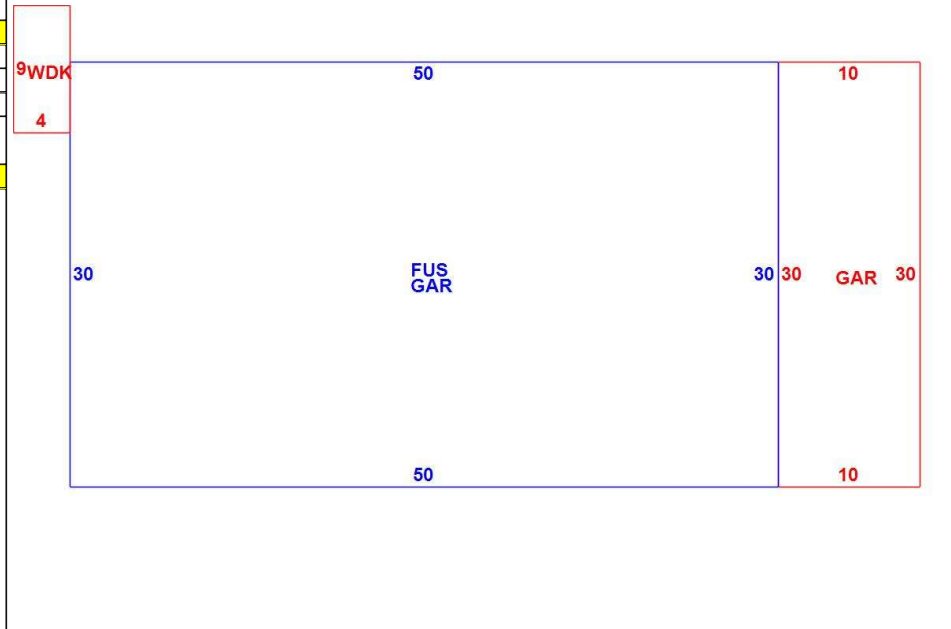
NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			439,200
Appraised Xf (B) Value (Bldg)			49,000
Appraised Ob (B) Value (Bldg)			6,300
Appraised Land Value (Bldg)			156,200
Special Land Value			0
Total Appraised Parcel Value			650,700
Valuation Method			C
Total Appraised Parcel Value			650,700

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
SHED-22-5	05-25-2022	863	Shed Registrati	0		0			07-25-2022	SR	01		02	Bldg Permit Completed
SHED-22-5	05-25-2022	863	Shed Registrati	0	06-30-2022	100	06-30-2022		04-01-2021	LH	03		22	Change of Address
20-3256	11-03-2020	822	Insulation	2,685	06-30-2021	100	06-30-2021	Insulation & Weatherization	03-31-2021	PK	03		16	In Office Review
19-2877	04-10-2020	824	New Cons1-2fa	330,000	09-10-2020	50	06-30-2021	Prepare site for modular house	09-10-2020	SR	01		02	Bldg Permit Completed
19-3654	10-30-2019	820	Foundation Onl	16,000	01-27-2020	100	06-30-2020	FOUNDATION FOR SINGLE F	06-11-2020	WD			FR	Field Review
									05-27-2020	SR	01		13	CALL BACK
									02-19-2020	SAF			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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
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		457,496	
Year Built		2019	
Effective Year Built		2019	
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %		4	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		96	
RCNLD		439,200	
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
GAR	Attached Gara	B	1,800	40.00	2019		96		0.00	49,000
WDC	Deck comp w	L	36	28.00	2019		90		0.00	3,000
SHED	Shed	L	192	18.00	2022		96		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FUS	Upper Story	1,500	1,500	1,500	305.00	457,496
GAR	Attached Garage	0	1,800	0	0.00	0
WDK	Wood Deck	0	36	0	0.00	0
Ttl Gross Liv / Lease Area		1,500	3,336	1,500		457,496

