

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
LINHARES, AARON & SIMONE 23 BRAMBLEBUSH DRIVE COTUIT MA 02635				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed		Assessed						
						4	Gas							330,300	330,300							
						6	Septic			2				156,200	156,200							
SUPPLEMENTAL DATA																						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 18 #DL 2 GIS ID F_946965_2697653								Plan Ref. 282/27 Land Ct# #SR Life Estate PP STATU Assoc Pid#														
												Total		486,500		486,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
LINHARES, AARON & SIMONE FEDERAL NATIONAL MORTGAGE ASSO NUNES, MARCILIO C JR SOLER, ANIE K SHEEHAN, JOANNE M				24414	0198	03-11-2010	U	I	234,500		1S	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				24175	0190	11-18-2009	U	I	303,910		1L											
				20077	0215	07-22-2005	Q	I	345,000		00	2025	1010 1010	330,300 156,200	2024	1010 1010	328,100 156,200	2023	1010 1010	289,400 142,000		
				19143	0324	10-18-2004	Q	I	315,000		00											
				4140	0249	06-15-1984	Q	I	67,500		U	Total		486,500	Total		484,300	Total		431,400		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount		Code	Description		Number		Amount		Comm Int								
2013	5C	RESIDENTIAL EXEMPTION			0.00																	
Total				0.00																		
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY										
Nbhd				Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card)					266,900	
0105													COTUIT			Appraised Xf (B) Value (Bldg)					49,900	
NOTES												Appraised Ob (B) Value (Bldg)					13,500					
												Appraised Land Value (Bldg)					156,200					
												Special Land Value					0					
												Total Appraised Parcel Value					486,500					
												Valuation Method					C					
												Total Appraised Parcel Value					486,500					
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					
EXPR-22-1	09-27-2022	835	Sid/Wind/Roof/		4,015		100		Insulation and Air Sealing.			08-18-2022	SR	01		02	Bldg Permit Completed					
BLDR-22-21	03-17-2022	832	Shd-Res 200sf		28,000	06-30-2022	100	06-30-2022	Construct 14' x 20' shed on mo			07-31-2021	BM	02		03	Cycl Insp Comp					
BLDR-21-15	12-27-2021	839	Solar Panel-Re		47,386	06-30-2022	100	06-30-2022	Installation of 33 LG425 Solar			06-11-2020	WD			FR	Field Review					
200800739	02-12-2008	RE	Remodel		5,000	09-29-2008	100	06-30-2009	REMOVE ILLEGAL APT			09-25-2013	RB	03		03	Cycl Insp Comp					
85518	07-19-2005	RE	Remodel		1,000	03-30-2006	100	01-01-2006	CO 1 ST			07-09-2012	GC	03		16	In Office Review					
B24682	12-01-1982	DW	Dwelling		0	04-15-1985	100	12-31-1985				05-20-2009	TP	03		02	Bldg Permit Completed					
												09-29-2008	MK	02		52	New Construction					
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	01	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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 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
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Building Value New			325,548	
Year Built			1983	
Effective Year Built			2001	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			18	
Functional Obsol			0	
External Obsol			0	
Trend Factor			1	
Condition				
Condition %				
Percent Good			82	
RCNLD			266,900	
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
FPL1	Fireplace 1 sto	B	1	5000.00	1999		82		0.00	4,100
BFA	Bsmt Fin-Avg	B	800	17.36	1999		82		0.00	11,400
WDC	Wood Decking	L	210	20.00	1999		60		0.00	2,900
GAR	Attached Gara	B	308	40.00	1999		82		0.00	11,100
BMT	Basement-Unfi	B	1,104	26.01	1999		82		0.00	23,300
PAT2	Patio-Good	L	374	9.94	2022		98		0.00	3,600
SHD2	Shed w/Elec	L	280	26.00	2022		96		0.00	7,000
SOL2	Solar PV Pane	B	33	725.00	1999		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	294.88	325,548
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	374	0	0.00	0
WDK	Wood Deck	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	3,100	1,104		325,548

