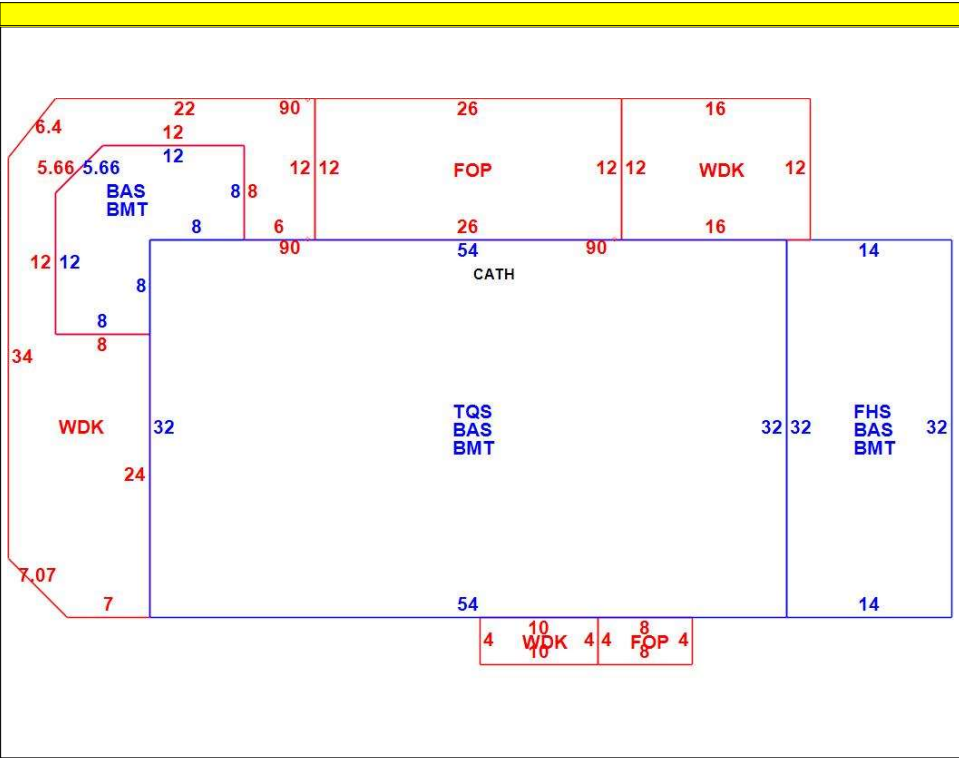


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
GUARINO, RUSSELLA 15 ELMWOOD CIRCLE COTUIT MA 02635				3	Below Street	2	Public Water					Description		Code	Assessed		Assessed						
						6	Septic	1	Paved			RESIDENTL RES LAND	1010 1010	787,400 247,100	787,400 247,100								
										2													
SUPPLEMENTAL DATA												Total		1,034,500		1,034,500							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_942426_2696005				Plan Ref. 446/70 Land Ct# #SR Life Estate PP STATU Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
GUARINO, RUSSELLA FRIEDLAENDER, NATHANIEL M & KRIST FRIEDLAENDER, JULIUS STEPHEN HUDSON CITY SAVINGS BANK LANMAN, THOMAS H III & KRISTIN A				29124	0268	09-08-2015	U	I	341,000		1	2025	1010 1010	787,400 247,100	2024	1010 1010	744,900 247,100	2023	1010 1010	660,400 224,600			
				26957	0063	12-17-2012	U	I	1		1A												
				26943	0313	12-12-2012	U	I	337,500		1S												
				26727	0154	10-02-2012	U	I	415,000		1L												
				19030	0329	09-15-2004	U	I	100		1A												
Total												1,034,500		Total		992,000		Total		885,000			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount	Code	Description			Number	Amount											Comm Int	
2018	5C	RESIDENTIAL EXEMPTION			0.00																		
Total					0.00																		
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 711,300 Appraised Xf (B) Value (Bldg) 66,300 Appraised Ob (B) Value (Bldg) 9,800 Appraised Land Value (Bldg) 247,100 Special Land Value 0 Total Appraised Parcel Value 1,034,500 Valuation Method C Total Appraised Parcel Value 1,034,500											
Nbhd		Nbhd Name			B		Tracing			Batch													
0107										COTUIT													
NOTES																							
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				
71831		09-26-2003		AD	Addition		100,000	11-23-2004	100	01-01-2005		CO 11/2 S		08-26-2021	CK	01		03	Cycl Insp Comp				
B32516		12-01-1988		DW	Dwelling		100,000	01-15-1990	100	12-31-1990				05-26-2020	DM			FR	Field Review				
														08-14-2017	MLF	03		22	Change of Address				
														08-11-2017	GC	03		16	In Office Review				
														07-20-2015	TP	03		16	In Office Review				
														05-12-2015	JR	03		03	Cycl Insp Comp				
													08-29-2013	RB	03		03	Cycl Insp Comp					
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	0107	1.400	WETLAND			1.0000	246,881.6	246,900		
1	1010	Single Fam M-0		RF	2	0.090		AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000				1.0000	2,375	200		
Total Card Land Units						1.09	AC	Parcel Total Land Area						1.09	Total Land Value								247,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
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	11	Ceram Clay Til			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
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	31	3 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		836,818	
Year Built		1990	
Effective Year Built		2005	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		15	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %		85	
Percent Good		711,300	
RCNLD			
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	2003		85		0.00	5,100
FPO	Ext FP Openin	B	1	2000.00	2003		85		0.00	1,700
BGR2	2 Stall Bmt Ga	B	1	3244.00	2003		85		0.00	2,800
WDC	Wood Decking	L	722	20.00	2006		74		0.00	9,800
FOP	Open Porch-ro	B	344	55.00	2003		85		0.00	11,400
BMT	Basement-Unfi	B	2,360	26.01	2003		85		0.00	43,200
FPLG	Gas Fireplace-	B	1	2500.00	2003		85		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,360	2,360	2,360	225.74	532,746
BMT	Basement Area	0	2,360	0	0.00	0
FHS	Half Story	224	448	224	112.87	50,566
FOP	Open Porch	0	344	0	0.00	0
TQS	Three Quarter Story	1,123	1,728	1,123	146.70	253,506
WDK	Wood Deck	0	722	0	0.00	0
Ttl Gross Liv / Lease Area		3,707	7,962	3,707		836,818

