

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COTTER, HELEN M						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
40 BLACKTHORN ROAD						RESIDNTL	1010	412,700	412,700	
MARSTONS MIL MA 02648					6	RES LAND	1010	165,300	165,300	
		SUPPLEMENTAL DATA				Total		578,000	578,000	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 430 #DL 2 GIS ID F_948400_2709894		Plan Ref. Land Ct# 30751-I #SR Life Estate PP STATU Assoc Pid#						

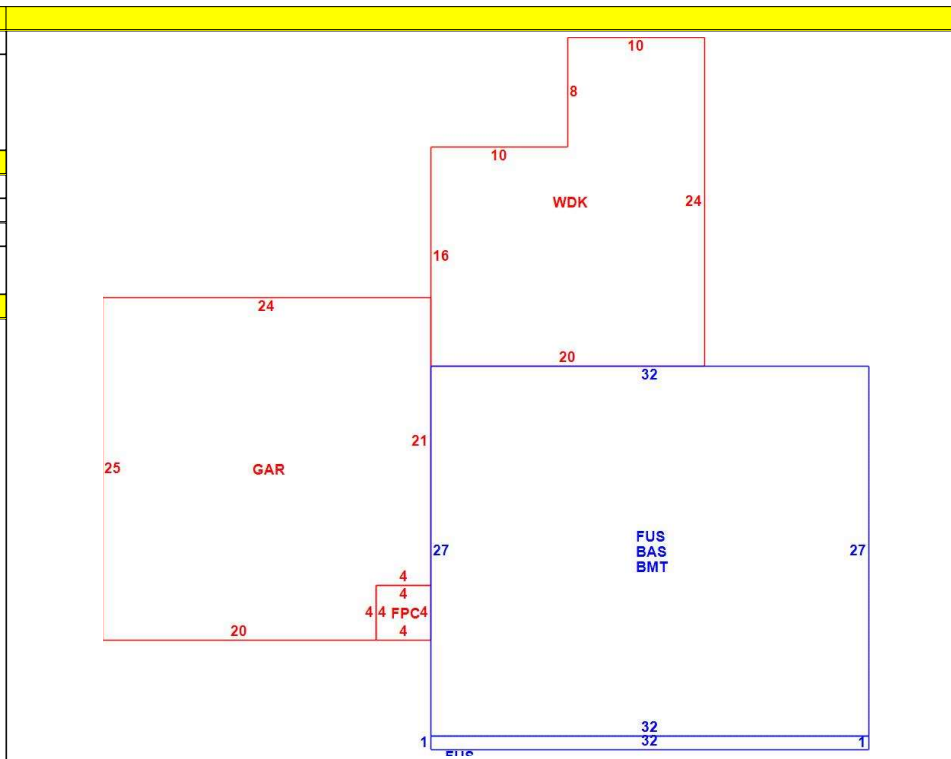
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COTTER, HELEN M		#D11412 0	06-02-2010	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
COTTER, NEIL J & HELEN M		C70369 0	04-29-1977	U		0		2025	1010	412,700	2024	1010	385,800
									1010	165,300	2023	1010	150,300
								Total		578,000	Total		551,100
								Total			Total		484,900

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	5C	RESIDENTIAL EXEMPTION							APPRAISED VALUE SUMMARY			
		Total	0.00					Appraised Bldg. Value (Card) 360,000				
								Appraised Xf (B) Value (Bldg) 48,400				
								Appraised Ob (B) Value (Bldg) 4,300				
								Appraised Land Value (Bldg) 165,300				
								Special Land Value 0				
								Total Appraised Parcel Value 578,000				
								Valuation Method C				
								Total Appraised Parcel Value 578,000				

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
B19953	02-01-1978	DW	Dwelling	0	01-15-1979	100	12-31-1979	MM 2 ST	07-11-2023	JO	03		16	In Office Review
									12-05-2022	DB	01		03	Cycl Insp Comp
									05-15-2020	LS			FR	Field Review
									04-24-2017	SR	02		14	Cyclical Inspection
									08-04-2005	PT	02		01	Meas/Est
									03-12-1999	DD	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	3	0.600 AC	176,344.00	1.56266	1.0000	5	1.00	0105	1.000		1.0000	275,572.7	165,300
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			165,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	23	Laminate			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 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	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		444,488
			Year Built		1978
			Effective Year Built		1999
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		360,000
			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
FPL3	Fireplace 2 sto	B	2	7000.00	1997		81		0.00	11,300
WDC	Wood Decking	L	400	20.00	1997		56		0.00	4,300
FOPC	Open Prch-roo	B	16	55.00	1997		81		0.00	1,000
GAR	Attached Gara	B	584	40.00	1997		81		0.00	16,700
BMT	Basement-Unfi	B	864	26.01	1997		81		0.00	19,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	252.55	218,203
BMT	Basement Area	0	864	0	0.00	0
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
FUS	Upper Story	896	896	896	252.55	226,285
GAR	Attached Garage	0	584	0	0.00	0
WDC	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	3,624	1,760		444,488

