

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BROCHU, RICHARD MARCEL &TRAC BROCHU FAMILY LIVING TRUST 225 LITTLE RIVER ROAD COTUIT MA 02635		3 Below Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	677,000	677,000
			6 Septic		2	RES LAND	1010	549,500	549,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 22 #DL 2 GIS ID F_949773_2691920				Plan Ref. Land Ct# 17287-E #SR Life Estate PP STATU Assoc Pid#		Total 1,226,500 1,226,500			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BROCHU, RICHARD MARCEL &TRACEY	C224931	0	12-29-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BROCHU, RICHARD M & TRACEY A	C199501	0	01-24-2013	Q	V	615,000	00	2025	1010	677,000	2024	1010	643,300
GISSLER, ERIC A & JANE N	C153488	0	06-10-1999	Q	V	148,000	1P		1010	549,500	2023	1010	581,200
GOULD, ANNE G	C125127	0	12-15-1991	U	V	280,000	N						387,300
BAYBANK HARVARD TRUST CO	C122629	0	02-15-1991	U	V	2,293,430	N	Total 1,226,500 Total 1,192,800 Total 968,500					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			COTUIT

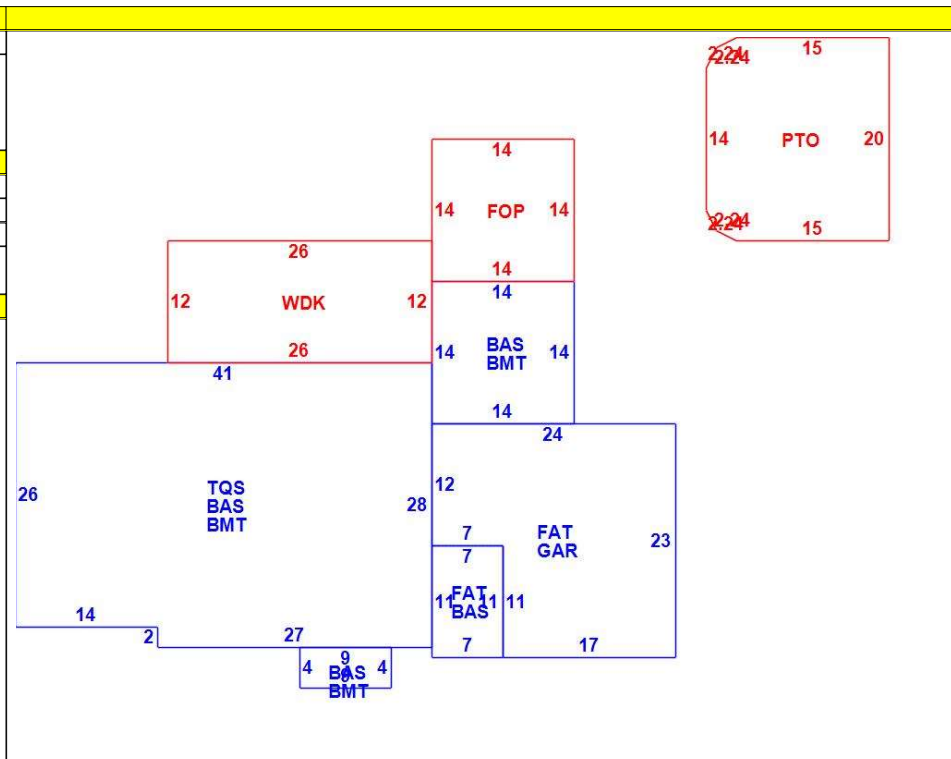
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	574,000
Appraised Xf (B) Value (Bldg)	60,000
Appraised Ob (B) Value (Bldg)	43,000
Appraised Land Value (Bldg)	549,500
Special Land Value	0
Total Appraised Parcel Value	1,226,500
Valuation Method	C
Total Appraised Parcel Value	1,226,500

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
20-830	04-27-2020	833	Shd-Res-under	0	08-30-2020	100	06-30-2020	12x16' shed	08-03-2020	SR	01		02	Bldg Permit Completed
16-3057	10-19-2016	839	Solar Panel-Re	36,760	01-19-2017	100	06-30-2017	installation of a roof mounted s	06-09-2020	WD			FR	Field Review
201405186	08-07-2014	IN	Insulation	480	06-30-2015	100	06-30-2015	IN INS&WEATHERIZATION	02-02-2017	SR	01		02	Bldg Permit Completed
201402514	06-17-2014	RE	Remodel	15,000	12-12-2014	100	06-30-2015	RE COMPLETE UNFIN SPAC	02-05-2015	MW	01		02	Bldg Permit Completed
201309500	12-23-2013	IN	Insulation	1,588	06-30-2014	100	06-30-2014	IN INS & WEATHERIZATION I	08-01-2014	TW	03		16	In Office Review
201309224	12-12-2013	NR	New Roof	17,000	06-30-2014	100	06-30-2014	NR REROOF, STRP OLD SHI	12-12-2013	NF	03		16	In Office Review
38372	05-11-1999	DW	Dwelling	118,525	01-01-2000	100	01-01-2000	DW						

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	0110	3.100		1.0000	546,666.4	546,700
1	1010	Single Fam M-0	RF	2	0.030	AC 14,250.00	1.00000	1.0000	0	1.00	0110	3.100		1.0000	44,175	1,300
1	1010	Single Fam M-0	RF	2	0.620	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	1,500
Total Card Land Units					1.65	AC	Parcel Total Land Area					1.65	Total Land Value			549,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
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		652,221
			Year Built		1999
			Effective Year Built		2009
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		88
			Percent Good		88
			RCNLD		574,000
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2007		88		0.00	5,300
WDC	Wood Decking	L	312	20.00	2005		72		0.00	4,500
FOP	Open Porch-ro	B	196	55.00	2007		88		0.00	7,800
GAR	Attached Gara	B	475	40.00	2007		88		0.00	15,800
BMT	Basement-Unfi	B	1,352	26.01	2007		88		0.00	28,900
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
FPLG	Gas Fireplace-	B	1	2500.00	2007		88		0.00	2,200
SOL2	Solar PV Pane	B	30	725.00	2007		0		0.00	0
FGR2	Garage- Avg-	L	240	50.00	2019		95	C	1.00	11,400
PATC	Conc Pavers	L	354	15.46	2020		100		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,429	1,429	1,429	291.17	416,082
BMT	Basement Area	0	1,352	0	0.00	0
FAT	Attic, Finished	83	552	83	43.78	24,167
FOP	Open Porch	0	196	0	0.00	0
GAR	Attached Garage	0	475	0	0.00	0
PTO	Patio	0	354	0	0.00	0
TQS	Three Quarter Story	728	1,120	728	189.26	211,972
WDK	Wood Deck	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		2,240	5,790	2,240		652,221



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		6	Septic					2		RES LAND	1010	549,500	549,500							
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											2025	1010	677,000	2024	1010	643,300	2023	1010	581,200	
												1010	549,500		1010	549,500		1010	387,300	
											Total		1,226,500	Total		1,192,800	Total		968,500	
EXEMPTIONS			OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor										
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Total																				
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