

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LANDRY, DEBORAH J & PETER B TR DEBORAH J LANDRY REV TR 384 COTUIT BAY DRIVE  COTUIT MA 02635		3	2	Public Water		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 781,500 274,100	Assessed 781,500 274,100	
			4	Gas	1					Paved
			6	Septic						2
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 85 #DL 2 GIS ID F_950801_2693921					Plan Ref. 292/26 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
Total							1,055,600	1,055,600		

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANDRY, DEBORAH J & PETER B TRS		35384 001	09-23-2022	Q	I	1,150,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SECINO, RALPH A, TRUSTEE		30698 0198	08-15-2017	U	I	10	1F	2025	1010	781,500	2024	1010	714,100	2023	1010	470,700
SECINO, RALPH		30698 0193	09-09-2016	U	I	0	1F		1010	274,100		1010	274,100		1010	271,200
SECINO, RALPH & SUSAN M		15298 0100	06-25-2002	Q	I	380,000	00									
JOERG, WOLF D & WILHELM G		3694 0223	03-15-1983	Q	I	126,000	00									
Total								1,055,600		Total	988,200		Total	741,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B		Tracing	Batch					
0108				COTUIT			Appraised Bldg. Value (Card)	704,200		
							Appraised Xf (B) Value (Bldg)	69,500		
							Appraised Ob (B) Value (Bldg)	7,800		
							Appraised Land Value (Bldg)	274,100		
							Special Land Value	0		
							Total Appraised Parcel Value	1,055,600		
							Valuation Method	C		
							Total Appraised Parcel Value	1,055,600		

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
BLDR-24-26	03-19-2024	804	Addn Alt-Res	125,000	07-22-2024	0		Construction of a 4 sesom roo	07-22-2024	SR	01	6	13	CALL BACK
BLDR-23-80	06-22-2023	880	Alt-Int work-Res	71,000	06-30-2023	100	06-30-2023	Remodeling three bathroom, n	09-25-2023	CK	03		16	In Office Review
BLDR-23-10	02-15-2023	839	Solar Panel-Re	57,382	06-30-2023	100	06-30-2023	Roof-mounted PV solar syste	11-09-2022	DB	01		03	Cycl Insp Comp
201304160	06-21-2013	GN	Generator	0	06-30-2014	100	06-30-2014	GN-14KW	06-08-2020	WD			FR	Field Review
61673	06-07-2002	NR	New Roof	10,000	08-30-2002	100	01-01-2003							
B22301	06-01-1980	DW	Dwelling	0	01-15-1981	100	06-30-1981	CO 1 STOR						

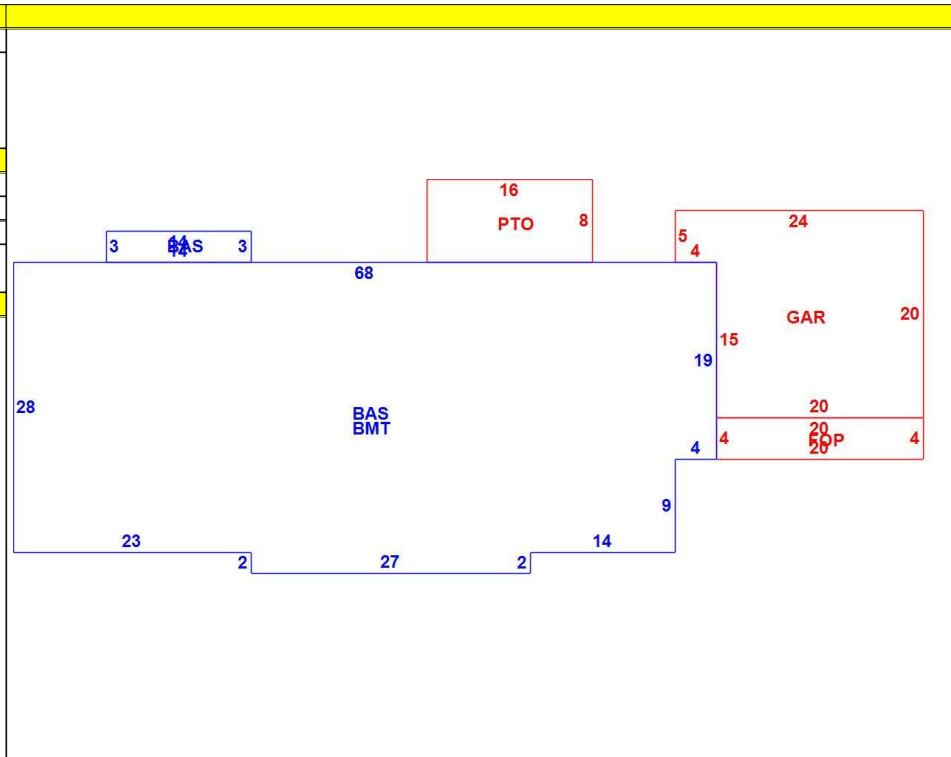
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0108	1.700		1.0000	498,401.0	274,100
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			274,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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	725,972
Year Built	1980
Effective Year Built	2020
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	97
RCNLD	704,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		97		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1998		97		0.00	1,900
FOP	Open Porch-ro	B	80	55.00	1998		97		0.00	4,600
GAR	Attached Gara	B	420	40.00	1998		97		0.00	16,100
BMT	Basement-Unfi	B	1,922	26.01	1998		97		0.00	42,000
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
PAT2	Patio-Good	L	128	9.94	2020		100		0.00	1,500
SHED	Shed	L	96	18.00	2010		82		0.00	1,400
SOL2	Solar PV Pane	B	50	725.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,964	1,964	1,964	369.64	725,972
BMT	Basement Area	0	1,922	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	420	0	0.00	0
PTO	Patio	0	128	0	0.00	0
Ttl Gross Liv / Lease Area		1,964	4,514	1,964		725,972

