

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
NARDONE, ELIZABETH A & CHARLE 451 COTUIT BAY DRIVE COTUIT MA 02635				2	Above Street	2	Public Water					Description RESIDNTL RES LAND	Code 1010 1010	Assessed		Assessed		801 FY2025 BARNSTABLE, MA VISION			
						4	Gas	1	Paved					775,300		775,300					
						6	Septic			2				300,500		300,500					
				SUPPLEMENTAL DATA										Total		1,075,800			1,075,800		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 81 #DL 2 GIS ID F_951523_2693909				Plan Ref. 292/25-27 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)								
NARDONE, ELIZABETH A & CHARLES B				23543	0096	03-19-2009	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
NARDONE, ELIZABETH A				12612	0241	10-20-1999	Q	I	345,000		00	2025	1010	775,300	2024	1010	767,300	2023	1010	658,300	
BINFORD, PHYLLIS L & GREGG TRS				8356	0061	12-15-1992	U	I	1		A		1010	300,500		1010	300,500		1010	297,400	
BINFORD, PHYLLIS L				4777	0117	10-29-1985	U	I	1		A										
BINFORD, ROBERT S & PHYLLIS L				2514	0196	05-23-1977	Q		25,500		U	Total		1,075,800	Total		1,067,800	Total		955,700	
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																					
Nbhd		Nbhd Name			B			Tracing			Batch										
0108											COTUIT										
NOTES																					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		826,030	
Year Built		1978	
Effective Year Built		2004	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		16	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		84	
RCNLD		693,900	
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	2002		84		0.00	4,200
FPO	Ext FP Openin	B	1	2000.00	2002		84		0.00	1,700
BRR	Bsmt Rec Rm-	B	1,000	8.05	2002		84		0.00	6,800
PAT1	Patio- Average	L	1,366	5.89	2002		83		0.00	5,800
FOPC	Open Prch-roo	B	8	55.00	2002		84		0.00	700
GAR	Attached Gara	B	576	40.00	2002		84		0.00	17,200
BMT	Basement-Unfi	B	2,274	26.01	2002		84		0.00	41,600
SHED	Shed	L	216	18.00	2013		88		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,884	2,884	2,884	286.42	826,030	
BMT	Basement Area	0	2,274	0	0.00	0	
FPC	Open Porch Conc. Floor	0	8	0	0.00	0	
GAR	Attached Garage	0	576	0	0.00	0	
PTO	Patio	0	1,366	0	0.00	0	
Ttl Gross Liv / Lease Area		2,884	7,108	2,884		826,030	

