

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION							
RIDLEY, KENNETH W & NANCY J TRS RIDLEY REVOCABLE TRUST 1034 OLD POST ROAD COTUIT MA 02635												Description		Code	Assessed		Assessed										
												RESIDNTL		1010	681,300		681,300										
								2				RES LAND		1010	303,200		303,200										
				SUPPLEMENTAL DATA										Total		984,500		984,500									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 48 #DL 2 GIS ID F_952250_2694185				Plan Ref. 292/27 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)														
RIDLEY, KENNETH W & NANCY J TRS RIDLEY, NANCY J & KENNETH W KEANEY, SUSAN G & SERPA-KEANEY KEANEY, SUSAN G MC SHANE CONST CO INC				29204	0046	10-15-2015	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
				21814	0148	02-28-2007	Q	I	650,000		00	2025	1010	681,300	2024	1010	675,100	2023	1010	580,300							
				16613	0020	03-21-2003	U	I	1		1A		1010	303,200		1010	303,200		1010	300,300							
				5564	0157	02-15-1987	Q	I	260,000		U																
				4551	0314	05-15-1985	U	V	1		B																
												Total	984,500	Total		978,300	Total		880,600								
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	5C	RESIDENTIAL EXEMPTION																									
Total				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0108								COTUIT																			
NOTES												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 603,800 Appraised Xf (B) Value (Bldg) 68,600 Appraised Ob (B) Value (Bldg) 8,900 Appraised Land Value (Bldg) 303,200 Special Land Value 0 Total Appraised Parcel Value 984,500 Valuation Method C Total Appraised Parcel Value 984,500															
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		
EXPR-23-4	01-12-2023	835	Sid/Wind/Roof/	15,000		100		Remove old roof shingles and i GAR CO 1 STOR CO 1 STOR												07-20-2023	JO	03		16	In Office Review		
200701658	04-12-2007	AD	Addition	32,000	10-17-2007	100	06-30-2007													06-08-2020	WD			FR	Field Review		
B27779	04-02-1985	DW	Dwelling	100,000	01-15-1986	100	12-31-1986					08-29-2017	SR	01		03	Cycl Insp Comp										
B27779A	04-01-1985	DW	Dwelling	100,000	01-15-1986	100	12-31-1986					01-08-2009	MA	22		22	Change of Address										
												10-17-2007	PT	02		14	Cyclical Inspection										
												09-16-2005	PT	02		01	Meas/Est										
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	0108	1.700					1.0000	299,784.8	299,800							
1	1010	Single Fam M-0	RF	2	0.140	AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700					1.0000	24,225	3,400							
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value					303,200									

Property Location 1034 OLD POST ROAD (CT & MM)
Vision ID 3569 Account # 31753

Map ID 055/ 057/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/19/2024 12:08:14

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	21	2 Full-1 Half			

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	2000		83		0.00	4,200
PAT2	Patio-Good	L	540	9.94	1999		80		0.00	4,100
GAR	Attached Gara	B	1,104	40.00	2000		83		0.00	27,900
BMT	Basement-Unfi	B	1,874	26.01	2000		83		0.00	35,200
FOPC	Open Prch-roo	B	22	55.00	2000		83		0.00	1,300
PRG1	Pergola-Avg	L	240	18.00	1999		50	C	1.00	2,200
GEN	Emergency Ge	L	1	5550.00	1992		46		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,904	1,904	1,904	295.10	561,865	
BMT	Basement Area	0	1,874	0	0.00	0	
FPC	Open Porch Conc. Floor	0	22	0	0.00	0	
GAR	Attached Garage	0	1,104	0	0.00	0	
PRG	Pergola	0	240	0	0.00	0	
PTO	Patio	0	540	0	0.00	0	
TQS	Three Quarter Story	374	576	374	191.61	110,366	
UAT	Attic, Unfinished	0	1,874	187	29.45	55,183	
Ttl Gross Liv / Lease Area		2,278	8,134	2,465		727,414	

