

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VARGA, WILLIAM J& KIMBERLY A TR VARGA FAMILY TRUST 55 CRYSTAL RIDGE ROAD  COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,288,800 203,100	Assessed 1,288,800 203,100
		4 Gas	1 Paved						
		6 Septic		2					
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 12 #DL 2 GIS ID F_950380_2696241					Plan Ref. Land Ct# 23747-B (SH 3) #SR Life Estate PP STATU Assoc Pid#				
Total							1,491,900	1,491,900	

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
VARGA, WILLIAM J& KIMBERLY A TRS	C229118	0	02-11-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
VARGA, WILLIAM J& KIMBERLY A	C142651	0	11-12-1996	U	I	390,000	1P	2025	1010	1,288,800	2024	1010	1,152,500	2023	1010	999,500			
DACEY, BRIAN T TR	C141348	0	07-15-1996	U	V	100,000	1B		1010	203,100		1010	203,100		1010	200,800			
DORNER, HORST	C116610	0	01-15-1989	U	V	1,300,000	N	Total									1,491,900	1,355,600	1,200,300

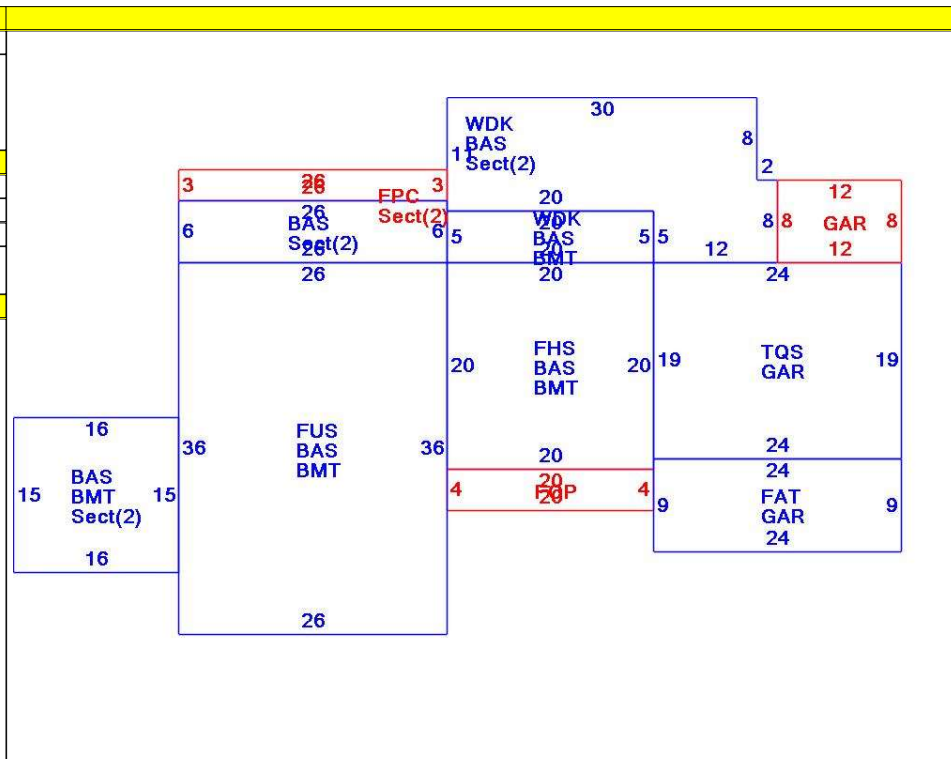
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2015	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B		Tracing	Batch											
0106				COTUIT												
NOTES																
Appraised Bldg. Value (Card) 1,102,000 Appraised Xf (B) Value (Bldg) 91,400 Appraised Ob (B) Value (Bldg) 95,400 Appraised Land Value (Bldg) 203,100 Special Land Value 0 Total Appraised Parcel Value 1,491,900 Valuation Method C Total Appraised Parcel Value 1,491,900																

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
17-3600	10-18-2017	835	Sid/Wind/Roof/	13,750		100		Re-Roofing		05-29-2020	DM			FR	Field Review
201003440	07-08-2010	OT	Other	0	06-30-2011	100	06-30-2011	GAS GENERATOR & POOL H		09-19-2017	SR	02		03	Cycl Insp Comp
200905583	11-13-2009	SP	Swimming Pool	40,000	08-11-2010	100	06-30-2011	20X40 GUNITE W 8' ATT SPA		09-21-2015	AL	03		16	In Office Review
200904482	10-30-2009	AD	Addition	200,000	08-11-2010	100	06-30-2010	4 ADDN'S		11-12-2014	GC	03		16	In Office Review
16194	07-01-1996	DW	Dwelling	187,000	01-01-1997	100	01-01-1997	NEW DW		06-09-2011	NF	03		16	In Office Review
										12-27-2010	RB	03		02	Bldg Permit Completed
										12-15-2010	MK	02		52	New Construction

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	0106	1.150			1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RF	2	0.020	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150			1.0000	16,387.5	300	
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value					203,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	11				
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-2 Half			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,196,877		
Year Built		1996			
Effective Year Built		2013			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		9			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		91			
RCNLD		1,102,000			
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	1	7000.00	2011		91		0.00	6,400
BFA	Bsmt Fin-Avg	B	780	17.36	2011		91		0.00	12,300
SPL3	Pool Gunite	L	800	75.00	2009		70	00	1.00	42,000
PHS1	Pool Hs/Elect,	L	112	90.00	2009		85	00	1.00	8,600
JCZI	Jacuzzi Outsid	L	1	9822.00	2010		82		0.00	8,100
GEN	Emergency Ge	L	1	5550.00	2010		82		0.00	4,600
SPH3	Pool Heater 80	L	1	4116.00	2010		82		0.00	3,400
FOP	Open Porch-ro	B	80	55.00	2011		91		0.00	4,300
GAR	Attached Gara	B	768	40.00	2011		91		0.00	23,000
BMT	Basement-Unfi	B	1,436	26.01	2011		91		0.00	31,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	323.87	465,082
BMT	Basement Area	0	1,436	0	0.00	0
FAT	Attic, Finished	32	216	32	47.98	10,364
FHS	Half Story	200	400	200	161.94	64,775
FOP	Open Porch	0	80	0	0.00	0
FUS	Upper Story	936	936	936	323.87	303,146
GAR	Attached Garage	0	768	0	0.00	0
TQS	Three Quarter Story	296	456	296	210.23	95,867
WDK	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		2,900	5,828	2,900		939,234







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