

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHILLIPS, KEVIN P & ANN M P O BOX 1482 COTUIT MA 02635		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 616,800 202,800	Assessed 616,800 202,800
			4 Gas						
			6 Septic		6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 2 #DL 2 GIS ID F_950142_2697622			Plan Ref. Land Ct# 39614-B #SR Life Estate PP STATU Assoc Pid#			Total 819,600 819,600			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHILLIPS, KEVIN P & ANN M		C122369	0	12-15-1990	Q	I	230,000	U	Year	Code	Assessed	Year	Code	Assessed
LYDON, PAUL F & LOUISE J		C111144	0	06-15-1987	U	I	105,000	O	2025	1010	616,800	2024	1010	581,900
ASSELTA, R TONY & JAROFF, DAVID B		C105792	0	03-15-1986	Q	V	75,000	U		1010	202,800		1010	202,800
CALLAHAN, JOHN R TR		C104651	0	12-15-1985	U	V	1	N						
CALLAHAN, JOHN R TR		C104650	0	12-15-1985	U	V	1	N						
Total									819,600	Total	784,700	Total	697,800	

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						
0106			MARSTM							
NOTES				Appraised Bldg. Value (Card)						557,600
				Appraised Xf (B) Value (Bldg)						55,800
				Appraised Ob (B) Value (Bldg)						3,400
				Appraised Land Value (Bldg)						202,800
				Special Land Value						0
				Total Appraised Parcel Value						819,600
				Valuation Method						C
				Total Appraised Parcel Value						819,600

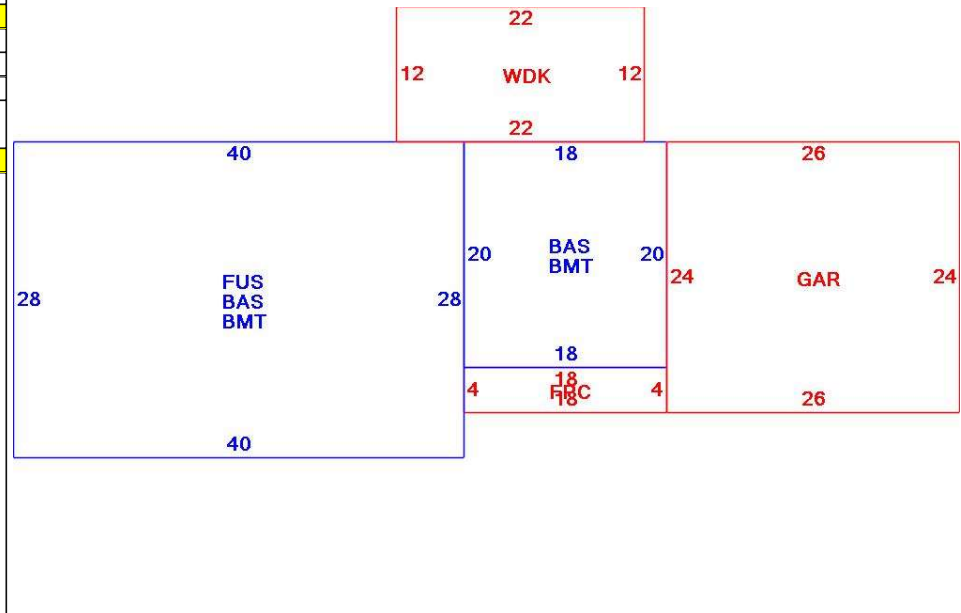
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-24-4 B31237	04-17-2024 09-01-1987	835 DW	Sid/Wind/Roof/ Dwelling	5,000 60,000	01-15-1989	100 100	06-30-1989	air sealing, attic insulation, da CO 2 STOR	04-22-2024 06-01-2020 02-25-2015	MM DM SR	02 02		03 FR 03	Cycl Insp Comp Field Review Cycl Insp Comp

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	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value				202,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	663,806
Year Built	1988
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	557,600
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	2002		84		0.00	5,000
WDC	Wood Decking	L	264	20.00	2000		62		0.00	3,400
FOPC	Open Prch-roo	B	72	55.00	2002		84		0.00	3,100
GAR	Attached Gara	B	624	40.00	2002		84		0.00	18,200
BMT	Basement-Unfi	B	1,480	26.01	2002		84		0.00	29,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,480	1,480	1,480	255.31	377,859
BMT	Basement Area	0	1,480	0	0.00	0
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
FUS	Upper Story	1,120	1,120	1,120	255.31	285,947
GAR	Attached Garage	0	624	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		2,600	5,040	2,600		663,806

