Property Location 89 CHERRY TREE ROAD | Map ID 018/ 012/ / / | Bldg Name | State Use 1010
Vision ID 530 | Account # 4827 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2024 6:37:43 P

## CURRENT OWNER

JACKSON, HEATHER K & GOULART,

89 CHERRY TREE ROAD

COTUIT MA 02635

## TOPO / UTILITIES / STRT / ROAD / LOCATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 2 | Public Water | 1 | Paved | | |
| 1 | Level | 4 | Gas | | | | |
| | | 6 | Septic | | | 2 | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | | Plan Ref. | 2/11 |
| Split Zonin | | Land Ct# | |
| BID Parcel | | #SR | |
| ResExpt Q | YES: | Life Estate | |
| #DL 1 | LOTS 138, 139, 140 & 141 | PP STATU | |
| #DL 2 | | | |
| GIS ID | F_944520_2684645 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Assessed | Assessed |
|---|---|---|---|
| RESIDNTL | 1010 | 530,100 | 530,100 |
| RES LAND | 1010 | 175,500 | 175,500 |
| Total | | 705,600 | 705,600 |

801

FY2025
BARNSTABLE, MA

**VISION**

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRIC | VC |
|---|---|---|---|---|---|---|---|
| JACKSON, HEATHER K & GOULART, JO | 23545 | 0156 | 03-20-2009 | U | I | 1 | 1A |
| JACKSON, HEATHER K | 18090 | 0343 | 01-05-2004 | U | I | 100 | 1A |
| CAIN, KEVIN C & | 13638 | 0089 | 03-15-2001 | Q | I | 268,500 | 00 |
| MORSE, DAVID R & GERALDINE | 8901 | 0143 | 11-15-1993 | U | I | 141,000 | 1L |
| GE CAPITAL MORTG SERV | 8483 | 0219 | 03-15-1993 | U | I | 124,950 | 1L |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 1010 | 530,100 | 2024 | 1010 | 496,500 | 2023 | 1010 | 440,600 |
| | 1010 | 175,500 | | 1010 | 175,500 | | 1010 | 173,400 |
| | Total | 705,600 | | Total | 672,000 | | Total | 614,000 |

## EXEMPTIONS

| Year | Code | Description | Amount |
|---|---|---|---|
| 2024 | 5C | RESIDENTIAL EXEMPTION | |
| | | Total | 0.00 |

## OTHER ASSESSMENTS

| Code | Description | Number | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 476,500 |
| Appraised Xf (B) Value (Bldg) | 44,800 |
| Appraised Ob (B) Value (Bldg) | 8,800 |
| Appraised Land Value (Bldg) | 175,500 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 705,600 |
| Valuation Method | C |
| Total Appraised Parcel Value | 705,600 |

## ASSESSING NEIGHBORHOOD

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0106 | | | | COTUIT |

## NOTES

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| BLDR-23-16 | 12-01-2023 | 839 | Solar Panel-Re | 26,000 | 06-30-2024 | 0 | | CANCELED - Installation of a |
| 59431 | 03-05-2002 | WD | Wood Deck | 1,000 | 08-27-2002 | 100 | 01-01-2003 | 16 X 20 |
| B29796 | 08-01-1986 | DW | Dwelling | 80,000 | 01-15-1987 | 100 | 06-30-1987 | CO 11/2 S |

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpost/Result |
|---|---|---|---|---|---|
| 07-16-2024 | SR | 01 | | 03 | Cycl Insp Comp |
| 07-26-2023 | JO | 03 | | 16 | In Office Review |
| 08-26-2021 | CK | 01 | | 03 | Cycl Insp Comp |
| 06-03-2020 | DM | | | FR | Field Review |
| 08-21-2014 | JR | 03 | | 16 | In Office Review |
| 06-20-2012 | RB | 03 | | 16 | In Office Review |
| 01-21-2005 | 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 | 0.360 | AC | 176,344.00 | 2.40337 | 1.0000 | 5 | 1.00 | 0106 | 1.150 | | 1.0000 | 487,397.1 | 175,500 |

Total Card Land Units 0.36 AC | Parcel Total Land Area 0.36 | Total Land Value 175,500

Property Location 89 CHERRY TREE ROAD | Map ID 018/ 012/ / / | Bldg Name | State Use 1010
Vision ID 530 | Account # 4827 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2024 6:37:43 P

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 04 | Cape Cod |
| Model | 01 | Residential |
| Grade: | C | Average |
| Stories | 1.75 | 1 3/4 Stories |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | 25 | Vinyl Siding |
| Roof Structure | 03 | Gable/Hip |
| Roof Cover | 03 | Asph/F Gls/Cmp |
| Interior Wall 1 | 05 | Drywall |
| Interior Wall 2 | | |
| Interior Floor 1 | 14 | Carpet |
| Interior Floor 2 | 12 | Hardwood |
| Heat Fuel | 03 | Gas |
| Heat Type | 05 | Hot Water |
| AC Type | 03 | Central |
| Bedrooms | 03 | 3 Bedrooms |
| Full Baths | 2 | |
| Half Baths | 1 | |
| Extra Fixtures | | |
| Total Rooms | 9 | 9 Rooms |
| Bath Style | | |
| Kitchen Style | | |
| Occupancy | | |
| Sewer Occupan | | |
| Accessory Apt | | |
| Foundation Alt | 01 | Poured Conc. |
| Rms Prts | | |
| Bath Split | 21 | 2 Full-1 Half |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

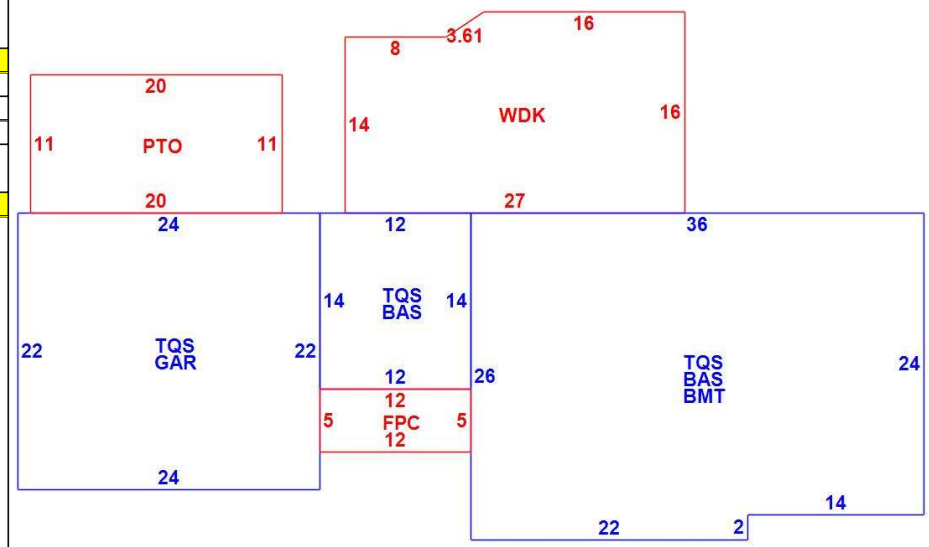
## CONDO DATA

| Parcel Id | | C | | Owne | 0.0 |
|---|---|---|---|---|---|
| | | B | | S | |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 567,320 |
| Year Built | 1986 |
| Effective Year Built | 2003 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 16 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 84 |
| RCNLD | 476,500 |
| 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 | 2001 | | 84 | | 0.00 | 5,000 |
| WDC | Wood Decking | L | 413 | 20.00 | 1999 | | 60 | | 0.00 | 4,800 |
| FOPC | Open Prch-roo | B | 60 | 55.00 | 2001 | | 84 | | 0.00 | 2,700 |
| GAR | Attached Gara | B | 528 | 40.00 | 2001 | | 84 | | 0.00 | 16,200 |
| BMT | Basement-Unfi | B | 908 | 26.01 | 2001 | | 84 | | 0.00 | 20,900 |
| PATC | Conc Pavers | L | 220 | 15.46 | 1999 | | 80 | | 0.00 | 2,900 |
| SHED | Shed | L | 120 | 18.00 | 1999 | | 50 | | 0.00 | 1,100 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,076 | 1,076 | 1,076 | 267.73 | 288,077 |
| BMT | Basement Area | 0 | 908 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 60 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 528 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 220 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 1,043 | 1,604 | 1,043 | 174.09 | 279,242 |
| WDK | Wood Deck | 0 | 413 | 0 | 0.00 | 0 |
| | Ttl Gross Liv / Lease Area | 2,119 | 4,809 | 2,119 | | 567,319 |