

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CONROY, MAURA & FURBER, MARY MAIN ST COTUIT REALTY TRUST 1355 CANTON AVENUE MILTON MA 02186		3 Below Street	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 468,300 909,400	Assessed 468,300 909,400
			4 Gas						
			6 Septic		2				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946059_2683534				Plan Ref. 63/7 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#		Total 1,377,700 1,377,700			

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CONROY, MAURA & FURBER, MARY E T		24502	0110	04-22-2010	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONROY, MAURA		#D11368	0	03-29-2010	U	I	0	1	2025	1010	468,300	2024	1010	440,400	2023	1010	378,500
CONROY, MARTIN & MAURA		1451	0204	10-03-1969	U		0			1010	909,400		1010	909,400		1010	751,500
Total									1,377,700		Total		1,349,800		Total		1,130,000

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

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch												
0112			COTUIT		Appraised Bldg. Value (Card)						436,700					
					Appraised Xf (B) Value (Bldg)						28,800					
					Appraised Ob (B) Value (Bldg)						2,800					
					Appraised Land Value (Bldg)						909,400					
					Special Land Value						0					
					Total Appraised Parcel Value						1,377,700					
					Valuation Method						C					
					Total Appraised Parcel Value						1,377,700					

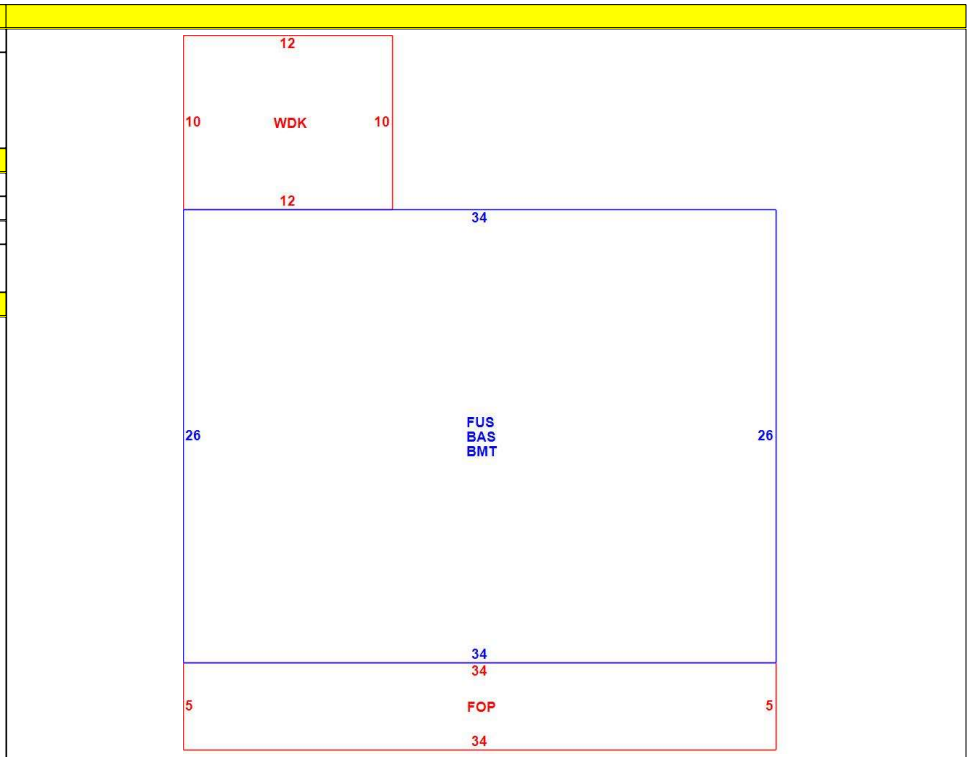
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
53662	05-31-2001	DW	Dwelling	174,928	05-23-2002	100	01-01-2003	NW DW	01-22-2024	TR	03		16	In Office Review	
53661	05-31-2001	DE	Demolish	0	06-30-2001	100	06-30-2001	DEMO EXIST DW	08-28-2021	CK	02		03	Cycl Insp Comp	
									06-03-2020	DM			FR	Field Review	
									03-27-2013	RB	03		03	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	2	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0112	5.500			1.0000	1,515,623	909,400		
					Total Card Land Units	0.60	AC	Parcel Total Land Area					0.60						Total Land Value	909,400

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	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	490,673
Year Built	2001
Effective Year Built	2010
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	436,700
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
WDC	Wood Decking	L	120	20.00	2006		74		0.00	2,800
FOP	Open Porch-ro	B	170	55.00	2008		89		0.00	7,100
BMT	Basement-Unfi	B	884	26.01	2008		89		0.00	21,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	277.53	245,337
BMT	Basement Area	0	884	0	0.00	0
FOP	Open Porch	0	170	0	0.00	0
FUS	Upper Story	884	884	884	277.53	245,337
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,768	2,942	1,768		490,674

