

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN, SHAWN E						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
1243 MAIN STREET UNIT 1					2 Cotuit CU	RESIDNTL	1020	1,212,500	1,212,500	
COTUIT MA 02635										
SUPPLEMENTAL DATA					Alt Prcl ID	Plan Ref.	SEE DEED DESC			
					Split Zonin	Land Ct#				
					BID Parcel	#SR				
					ResExpt Q	Life Estate				
					#DL 1	PP STATU				
					#DL 2	BLDG 1				
					GIS ID	F_946272_2684180	Assoc Pid#			
						Total		1,212,500	1,212,500	

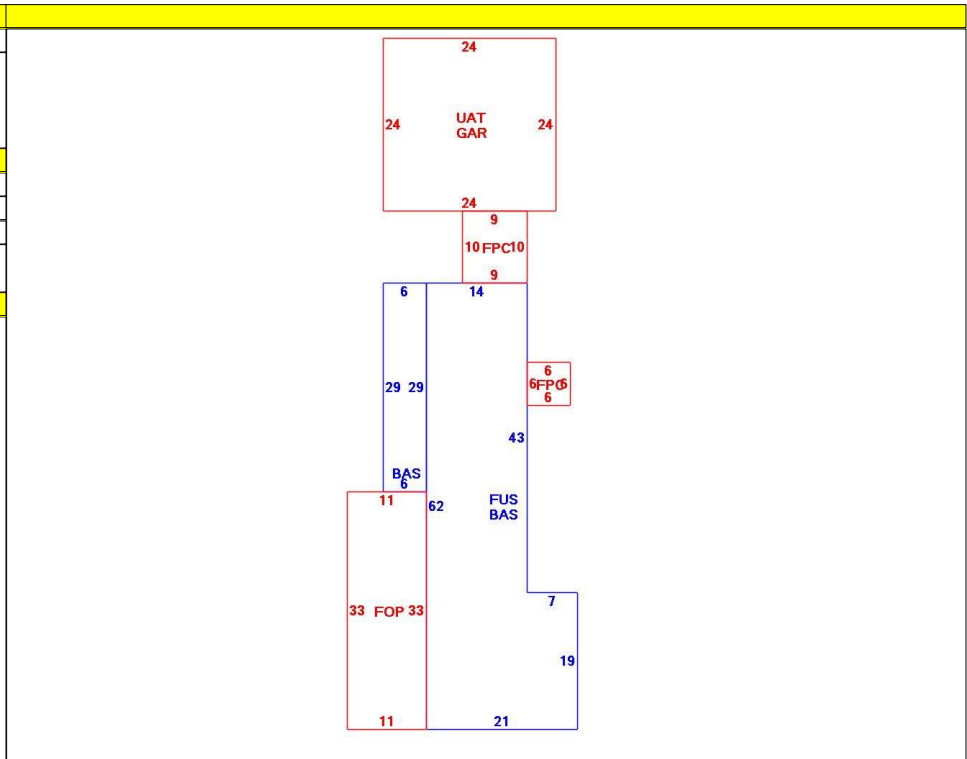
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN, SHAWN E		33455 0217	11-10-2020	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
MOORE, REBECCA L TR		32236 0108	08-21-2019	U	I	0	1F	2025	1020	1,212,500	2024	1020	1,136,000
OBRIEN, SHAWN E		31813 0094	01-31-2019	Q	I	545,000	00	2023	1020	940,700			
WILLIAMS, JAMES K TR		29751 0319	06-24-2016	U	I	545,000	1L						
NICKERSON ROAD REALTY LLC		28346 0169	08-26-2014	U	I	725,000	1P						
						Total		1,212,500	Total	1,136,000	Total	940,700	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,176,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 36,200				
							Appraised Ob (B) Value (Bldg) 0					
							Appraised Land Value (Bldg) 0					
							Special Land Value 0					
							Total Appraised Parcel Value 1,212,500					
							Valuation Method C					
							Total Appraised Parcel Value 1,212,500					

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
200803136	06-11-2008	NR	New Roof	9,185	06-30-2008	100	06-30-2008	REROOF STRIPPING OLD	06-03-2020	DM			FR	Field Review
B32238	09-01-1988	AD	Addition	15,000	01-15-1989	100	06-30-1989	CO CARD 3	05-08-2019	SR	02		03	Cycl Insp Comp
B30759	05-01-1987	AD	Addition	16,500	01-15-1988	100	06-30-1988	CO ADD'N.	08-27-2014	TP	03		16	In Office Review
B18731	10-01-1976	DW	Dwelling	0	01-15-1978	100	06-30-1978	CO 1 1/2S	01-27-2014	JR	03		16	In Office Review
									03-25-2013	RB	03		03	Cycl Insp Comp
									03-24-2009	KLP	03		16	In Office Review
									02-14-2005	PT	02		01	Meas/Est

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	RF	2	Cotuit	0 SF	124,000.00	1.00000	5	1.00	0001	1.000		0.0000	124,000	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1.75	1 3/4 Stories			
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Master Deed L	3163				
Bath Split	21	2 Full-1 Half			
Foundation	11	Stone Ftgs			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	107466	C 115	Owne	49.	
	COTUIT PORT	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit			100		
COST / MARKET VALUATION					
Building Value New			1,527,605		
Year Built			1850		
Effective Year Built			1994		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			23		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			77		
Cns Sect Rcnd			1,176,300		
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	1989		77		0.00	5,400
FOP	Open Porch-ro	B	363	55.00	1989		77		0.00	10,900
GAR	Attached Gara	B	576	40.00	1989		77		0.00	15,700
FOPC	Open Prch-roo	B	126	55.00	1989		77		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,175	1,175	1,175	683.80	803,463
FOP	Open Porch	0	363	0	0.00	0
FPC	Open Porch Conc. Floor	0	126	0	0.00	0
FUS	Upper Story	1,001	1,001	1,001	683.80	684,482
GAR	Attached Garage	0	576	0	0.00	0
UAT	Attic, Unfinished	0	576	58	68.85	39,660
Ttl Gross Liv / Lease Area		2,176	3,817	2,234		1,527,605

