

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ZENGA, DAVID & GRACANNE						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
PO BOX 334					2	RESIDNTL	1010	554,800	554,800	
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	114,100	114,100	VISION
Alt Prcl ID		Plan Ref.		19/39						
Split Zonin		Land Ct#								
BID Parcel		#SR								
ResExpt Q		Life Estate		PP STATU						
#DL 1 LOT 5										
#DL 2										
GIS ID F_945661_2683468		Assoc Pid#								
						Total		668,900	668,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ZENGA, DAVID & GRACANNE		35722 111	04-07-2023	U	V	352,000	1	Year	Code	Assessed	Year	Code	Assessed
SLAVINSKY, JOHN P & SHEILA M		32351 0333	12-10-2019	U	V	80,000	1	2025	1010	554,800	2024	1010	56,500
RICH, MICHAEL TODD		15518 0300	08-27-2002	U	V	1	1A		1010	114,100		1010	114,100
COURTINES, VELMA L		P1655FE 0	01-15-1994	U	V	1	1A						
COURTINES, ALFRED		0856 0111	10-15-1953	U		0							
						Total		668,900	Total		170,600	Total	33,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										504,900			
Appraised Xf (B) Value (Bldg)										34,700			
Appraised Ob (B) Value (Bldg)										15,200			
Appraised Land Value (Bldg)										114,100			
Special Land Value										0			
Total Appraised Parcel Value										668,900			
Valuation Method										C			
Total Appraised Parcel Value										668,900			

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
SM-23-88	08-30-2023	834	Sheet Metal	28,000	03-15-2024	100	06-30-2024	Install 2 HVAC systems. 1 loca	04-04-2024	AG	22		22	Change of Address
BLDR-21-96	11-09-2021	824	New Cons1-2fa	300,000	03-15-2024	100	06-30-2024	new dwelling	03-15-2024	SR	02		02	Bldg Permit Completed
19-1904	01-24-2020	824	New Cons1-2fa	150,000	03-15-2024	100	06-30-2024	New Single Family	11-16-2023	SR	01		13	CALL BACK
									06-23-2023	SR	01		13	CALL BACK
									08-15-2022	SR	02		13	CALL BACK
									04-20-2022	CK	02		13	CALL BACK
									06-14-2021	SR	02		13	CALL BACK

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	0.130 AC	176,344.00	5.85353	1.0000	5	0.50	0108	1.700	TOPO		1.0000	877,399.5
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			114,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
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	31	3 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	509,958
Year Built	2022
Effective Year Built	2023
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	99
RCNLD	504,900
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
BMT	Basement-Unfi	B	960	26.01	2022		99		0.00	25,600
BGR2	2 Stall Bmt Ga	B	1	3244.00	2022		99		0.00	3,200
FPLG	Gas Fireplace-	B	1	2500.00	2022		99		0.00	2,500
FOP	Open Porch-ro	B	52	55.00	2022		99		0.00	3,400
WDC	Deck comp w	L	88	28.00	2022		96		0.00	4,700
PAT2	Patio-Good	L	558	9.94	2022		98		0.00	5,200
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	987	987	987	261.92	258,515
BMT	Basement Area	0	960	0	0.00	0
FOP	Open Porch	0	52	0	0.00	0
FUS	Upper Story	960	960	960	261.92	251,443
PTO	Patio	0	558	0	0.00	0
WDK	Wood Deck	0	88	0	0.00	0
Ttl Gross Liv / Lease Area		1,947	3,605	1,947		509,958

