

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
COMEAU, AL & MUTTI, MARY N 113 CROCKERS NECK ROAD COTUIT MA 02635			3	2	1	1	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 269,900 178,900	Assessed 269,900 178,900	
			Below Street	4	Gas	1					
			6	Septic			2				
SUPPLEMENTAL DATA							Total				448,800
Alt Prcl ID			Split Zonin		Plan Ref. 94/47						
BID Parcel			ResExpt Q YES:		Land Ct#						
#DL 1 LOT 148B			#DL 2		Life Estate						
GIS ID F_944719_2686501			Assoc Pid#								

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COMEAU, AL & MUTTI, MARY N HAMBLIN, DAVID A & SUSAN L ROSE, MARION REINER TR REINER, HERBERT JR	17512	0202	08-22-2003	Q	I	295,000	00	2025	1010	269,900	2024	1010	264,700	2023	1010	224,600
	13128	0322	07-14-2000	Q	I	170,000	00									
	10755	0160	05-16-1997	U	I	1	1A									
	2702	0093	05-08-1978	U		0										
Total								448,800	Total		443,600	Total		401,300		

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	5C	RESIDENTIAL EXEMPTION										
Total			0.00									

ASSESSING NEIGHBORHOOD			APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch		
0106				COTUIT		

NOTES										APPRAISED VALUE SUMMARY			
										Appraised Bldg. Value (Card)	249,600		
										Appraised Xf (B) Value (Bldg)	9,100		
										Appraised Ob (B) Value (Bldg)	11,200		
										Appraised Land Value (Bldg)	178,900		
										Special Land Value	0		
										Total Appraised Parcel Value	448,800		
										Valuation Method	C		
										Total Appraised Parcel Value	448,800		

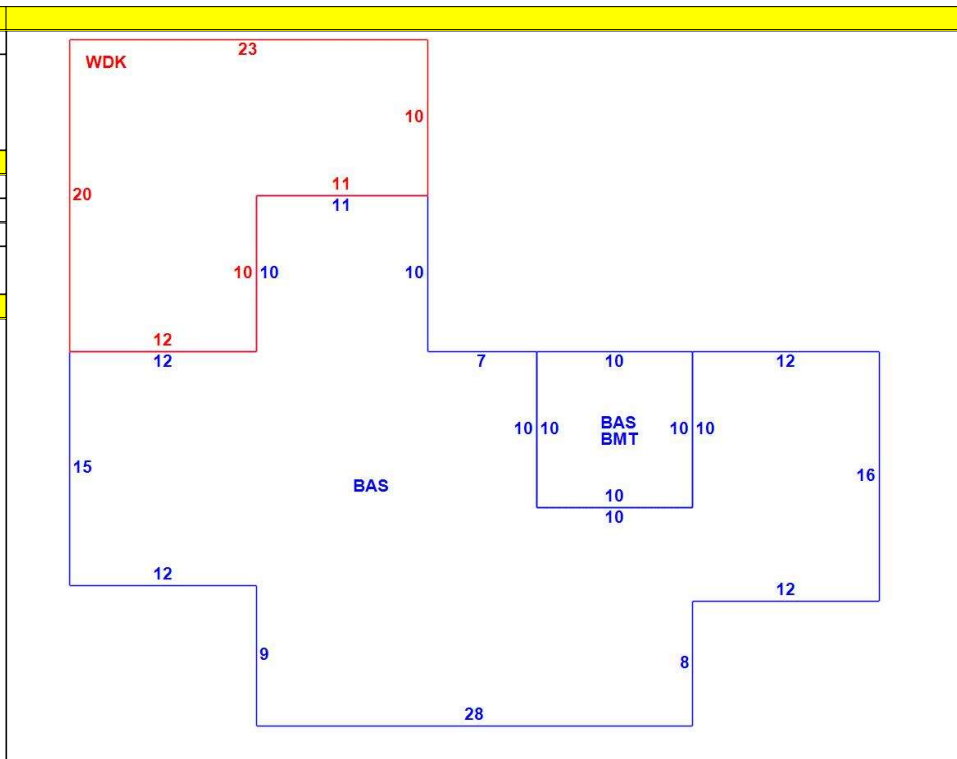
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-24-80	08-14-2024	804		240,000		0		PROPOSED WORK IS TO DE		07-19-2023	EG	03		16	In Office Review
201400526	02-04-2014	RA	Remodel-Additi	74,000	08-12-2014	100	06-30-2015	KIT ADDN 10X11-REMODO EXI		10-11-2022	SR	02		03	Cycl Insp Comp
										06-10-2020	WD			FR	Field Review
										11-14-2014	MW	02		02	Bldg Permit Completed
										07-01-2014	MW	01		13	CALL BACK
										02-28-2013	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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0106	1.150	ABUTS GOLF COURSE	1.0006	397,444.1	178,900
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			178,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 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	337,360
Year Built	1950
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	249,600
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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
FGR2	Garage- Avg-	L	320	50.00	1955		31	00	1.00	5,000
BMT	Basement-Unfi	B	100	26.01	1988		74		0.00	3,500
WDC	Wood Decking	L	350	20.00	2014		90		0.00	6,200
FPLG	Gas Fireplace-	B	1	2500.00	1988		74		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,154	1,154	1,154	292.34	337,360
BMT	Basement Area	0	100	0	0.00	0
WDC	Wood Deck	0	350	0	0.00	0
Ttl Gross Liv / Lease Area		1,154	1,604	1,154		337,360



10/11/2022