

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION									
LUKAS, JAMES G & ANNA PO BOX 92 62 BAYBERRY LANE COTUIT MA 02635				2	Above Street	2	Public Water	3	Unpaved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 292,500 192,300	Assessed 292,500 192,300												
						4	Gas																				
						6	Septic			2																	
SUPPLEMENTAL DATA																											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_944338_2685269								Plan Ref. 159/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#																			
Total												484,800		484,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)															
LUKAS, JAMES G & ANNA SAIA, JOSEPH J & SUSAN				8523	0205	04-13-1993	Q	I	142,500	U	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed								
				3142	0071	08-22-1980	U		0		2025	1010 1010	292,500 192,300	2024	1010 1010	289,700 192,300	2023	1010 1010	251,600 190,000								
				Total												484,800		Total		482,000		Total		441,600			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY												
Total				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised Bldg. Value (Card) 261,000 Appraised Xf (B) Value (Bldg) 27,900 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 192,300 Special Land Value 0 Total Appraised Parcel Value 484,800 Valuation Method C														
0106										COTUIT																	
NOTES																											
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										
17-4267 B25285	12-11-2017 07-01-1983	822 DW	Insulation Dwelling	3,000 0	06-30-2018 01-15-1984	100 100	06-30-2018 06-30-1984	Add R-30 fiberglass to the attic CO 1 STOR				09-01-2021 02-19-2021 06-10-2020 08-03-2015 02-12-2013 02-17-2005 08-26-2002	CK CK WD AL RB PT PT	02 22 22 03 02 02	 	03 22 FR 22 03 01 01	Cycl Insp Comp Change of Address Field Review Change of Address Cycl Insp Comp Meas/Est 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	0.640	AC	176,344.00	1.48133	1.0000	5	1.00	0106	1.150				1.0000	300,402	192,300								
Total Card Land Units					0.64	AC	Parcel Total Land Area					0.64	Total Land Value							192,300							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch									
Model	01	Residential									
Grade:	C-	Average Minus									
Stories	1	1 Story									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2						Building Value New		318,269			
Heat Fuel	02	Oil				Year Built		1983			
Heat Type	04	Hot Air				Effective Year Built		2001			
AC Type	01	None				Depreciation Code		A			
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	0					Depreciation %		18			
Extra Fixtures						Functional Obsol		0			
Total Rooms	5	5 Rooms				External Obsol		0			
Bath Style						Trend Factor		1			
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good		82			
Accessory Apt	01	Poured Conc.				RCNLD		261,000			
Foundation Alt						Dep % Ovr					
Rms Prts	20	2 Full-0 Half				Dep Ovr Comment					
Bath Split						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	1999		82		0.00	4,100	
WDC	Wood Decking	L	294	20.00	1999		60		0.00	3,600	
BMT	Basement-Unfi	B	1,144	26.01	1999		82		0.00	23,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,144	1,144	1,144	278.21	318,269			
BMT	Basement Area			0	1,144	0	0.00	0			
WDK	Wood Deck			0	294	0	0.00	0			
Ttl Gross Liv / Lease Area				1,144	2,582	1,144		318,269			

WDK

18

13

12

23

10

6

44

26

BAS

BMT

26

44