

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNUTT, ROBERT R III & PATRICIA F  P O BOX 52  COTUIT MA 02635		2	2	1	7	Description	Code	Assessed	Assessed
		Above Street	Public Water	Paved	Waterfront	RESIDNTL	1010	439,000	439,000
		6	4	1	1	RES LAND	1010	462,800	462,800
		SUPPLEMENTAL DATA							
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 235 #DL 2 GIS ID F_943292_2687118		Plan Ref. 487/8 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 901,800 901,800			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCNUTT, ROBERT R III & PATRICIA F	31154	0301	03-23-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MCNUTT, ROBERT R III	24062	0129	09-29-2009	U	I	1	1A	2025	1010	439,000	2024	1010	420,600
MCNUTT, PATRICIA F	8990	0024	01-15-1994	U	I	1	A		1010	462,800	2023	1010	376,400
MCNUTT, ROBERT R III & MCNUTT, PATRICIA F	8990	0018	01-15-1994	U	I	1	A	Total 901,800 883,400 702,200					
MCNUTT, PATRICIA F	8890	0291	11-15-1993	U	I	1	A						

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2011	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	353,900
Appraised Xf (B) Value (Bldg)	26,300
Appraised Ob (B) Value (Bldg)	58,800
Appraised Land Value (Bldg)	462,800
Special Land Value	0
Total Appraised Parcel Value	901,800
Valuation Method	C
Total Appraised Parcel Value	901,800

NOTES								
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
78225	07-28-2004	WD	Wood Deck	5,000	03-25-2005	100	01-01-2005	
B30476	03-01-1987	AD	Addition	4,500	01-15-1989	100	12-31-1989	CO GARAGE
B17507	12-01-1974	AD	Addition	0	01-15-1974	100	12-31-1974	CO GARAGE
B17345	10-01-1974	DW	Dwelling	0	01-15-1974	100	12-31-1974	CO 1 1/2S

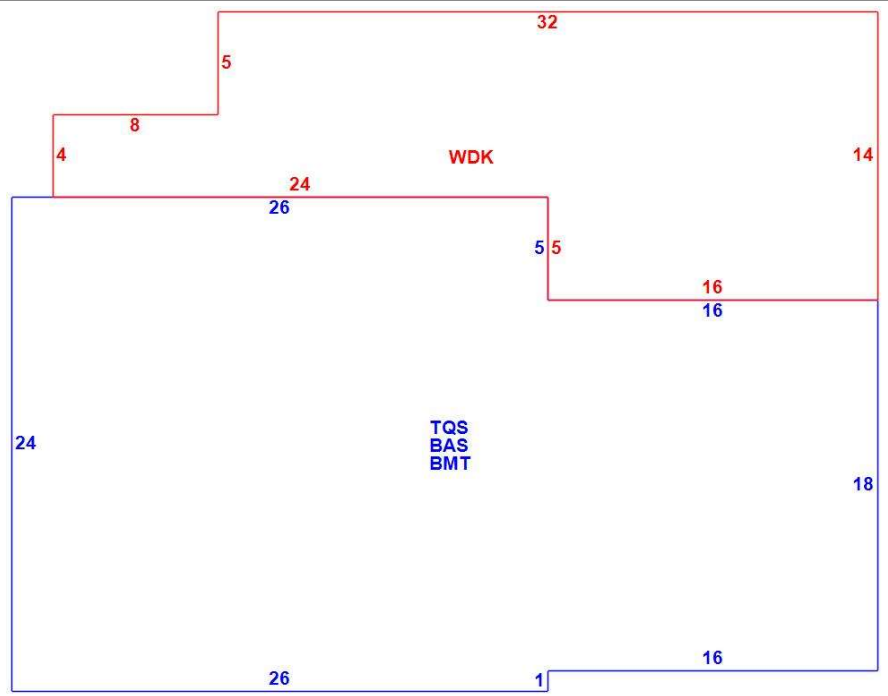
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
10-25-2023	SR	01		03	Cycl Insp Comp
05-26-2020	DM			FR	Field Review
03-25-2014	JR	03		16	In Office Review
11-18-2013	RB	03		16	In Office Review
08-22-2013	RB	03		03	Cycl Insp Comp
10-07-2009	DR	03		16	In Office Review
03-30-2005	PT	02		01	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	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0110	3.100		1.0000	1,780,139	462,800
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			462,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
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	09	Pine/Soft Wood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	447,962
Year Built	1975
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	353,900
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
BRR	Bsmt Rec Rm-	B	300	8.05	1995		79		0.00	1,900
FPL2	Fireplace 1.5 s	B	1	6000.00	1995		79		0.00	4,700
GAR2	Det Gar-w/FH	L	484	85.00	1988		64	00	1.00	26,300
DKPA	Pond Dock-Av	L	1	32500.00	2003		68		0.00	22,100
WDC	Wood Decking	L	400	20.00	1997		56		0.00	4,300
BMT	Basement-Unfi	B	912	26.01	1995		79		0.00	19,700
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300
SHED	Shed	L	96	18.00	1997		46		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	297.65	271,456
BMT	Basement Area	0	912	0	0.00	0
TQS	Three Quarter Story	593	912	593	193.54	176,506
WDC	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		1,505	3,136	1,505		447,962

