

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LANCASTER, ROBERT A & L CHRISTI 21 HANNAH CIRCLE COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 689,700 302,000	Assessed 689,700 302,000
			4 Gas						
			6 Septic		2				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 32A #DL 2 GIS ID F_945773_2690418				Plan Ref. 474/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 991,700 991,700			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANCASTER, ROBERT A & L CHRISTINE		9503 0015	12-15-1994	Q	I	287,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANASTASI, DOROTHY D TR		8210 0134	09-15-1992	U	I	1	F	2025	1010	689,700	2024	1010	652,700	2023	1010	579,600
ANASTASI, DOROTHY D		7244 0196	08-15-1990	U	V	90,000	O		1010	302,000		1010	302,000		1010	299,000
ARCHIBALD, WILLIAM		4522 0013	05-15-1985	U	V	0		Total		991,700	Total		954,700	Total		878,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	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
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	615,300
Appraised Xf (B) Value (Bldg)	71,100
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	302,000
Special Land Value	0
Total Appraised Parcel Value	991,700
Valuation Method	C
Total Appraised Parcel Value	991,700

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
201505457	09-15-2015	RE	Remodel	25,000	04-27-2016	100	06-30-2016	REMODEL KITCHEN AND 1S	08-04-2023	EG	03		16	In Office Review
200902513	06-05-2009	NW	New Windows	6,900	06-30-2009	100	06-30-2009	REPL UV .30	05-27-2020	DM			FR	Field Review
B33931	08-01-1990	DW	Dwelling	200,000	01-15-1991	100	06-30-1991	CO 11/2 S	12-13-2016	SR	02		02	Bldg Permit Completed
									05-06-2016	SR	02		13	CALL BACK
									03-09-2015	JR	03		03	Cycl Insp Comp
									09-23-2013	SR	01		03	Cycl Insp Comp
									09-15-2011	JR	03		20	Sale Review

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800	
1	1010	Single Fam M-0	RF	2	0.090 AC	14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	2,200	
Total Card Land Units					1.09 AC	Parcel Total Land Area					1.09	Total Land Value					302,000

