

Key: 4671

Town of WELLFLEET - Fiscal Year 2021

10/10/2020

11:33 pm

SEQ #: 4.863

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION						
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667								47-23-0				80 STATE HWY RTE 6						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								GAUTHIER MAURICE M & JOH				07/11/1977		A	1 2543-214			
CD	T	AC/SF/UN	Nbhd	INFL1		INFL2		ADJ BASE	SAF	Scenic		Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	338,000	C	1.00	L70	0.70	100	1.00	218,400	1.00	100	1.00	C2	1.00	1,694,660			
203	A	5.739	C	1.00	L70	0.70	100	1.00	43,680	1.00	100	1.00	C2	1.00	250,680			
303	A	7.751	C	1.00	L70	0.70	100	1.00	12,320	1.00	100	1.00	C2	1.00	95,490			

TOTAL	21.250 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	N O T E	ASSOC PAR1=203-30 2// LCP 23487// MAURICE'S			LAND	2,040,800	2,040,800
INFL1	LOC 70		TENT & TRAILER PARK			BUILDING	131,500	132,600
INFL2	NO ADJUST					DETACHED	27,400	27,400
						OTHER	431,000	430,600
						TOTAL	2,630,700	2,631,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBH	A	1.00	60 0.60	16*16	256	16.80	2,600
CBH	A	1.00	60 0.60	26*13 + 6*6	374	16.80	3,800
CBH	A	1.00	60 0.60	20*14 - 6*7	238	16.80	2,400
CBH	A	1.00	60 0.60	18X28	504	16.80	5,100
FBN	A	1.00	65 0.65	15X35	525	15.40	5,300
APV	A	1.00	70 0.70		12,450	0.90	7,800
SW2	A	1.00	60 0.60	4X6	24	25.00	400

PHOTO 05/02/2016

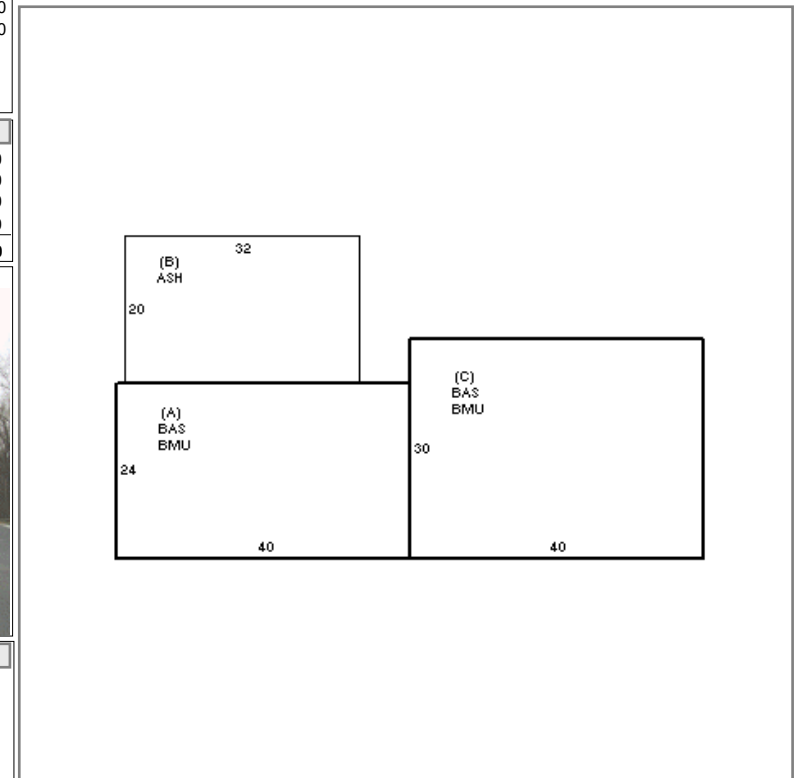


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	5		CIM	LIST	5/2/2016	RJM
STYLE	31	1.90	STORE(SM. RET) [100%]	REVIEW	5/2/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	257,890
NET AREA	2,160	DETAIL ADJ	1.594	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	2,160		29.53	63,782	CONDITION ELEM CD	
\$NLA(RCN)	\$119	OVERALL	1.000	EXTERIOR WALL	8	TEX PLYWOOD	0.98	A	BAS	L	BASE AREA	960	1960	84.24	80,866		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00	B	ASH	N	ATT SHED	640		19.00	12,160	EFF.YR/AGE 1990 / 29 COND 49 49 % FUNC 0 ECON 0 DEPR 49 % GD 51 RCNLD \$131,500	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	1,200	1981	84.24	101,082		
				FLOORING	4	ASPH TILE	0.98										
				INT FINISH	2	DRYWALL	1.02										
				H.V.A.C.	13	NONE	0.90										
				FUEL SOURCE	8	NONE	1.00										

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
3020	100	INNS				1	1 of 13		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
15X391	10/07/2015	3	MAINTENANCE	1,000	05/02/2016	RJM	100	100	
000	08/07/2013	7	CYCLICAL		08/07/2013	SF	100	100	
10-44	01/19/2010	3	MAINTENANCE	8,000	06/28/2011	DF	100	100	
NP		99	N/A		05/24/2006	RJM	100	100	
05-133	06/06/2005	8	SIGN	300	05/24/2006	RJM	100	100	



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Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER						PARCEL ID				LOCATION						
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667						47-23-0				80 STATE HWY RTE 6						
						TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE				
TOTAL				ZONING	FRNT					ASSESSED		CURRENT	PREVIOUS			
Nbhd				NOTE						LAND BUILDING DETACHED OTHER		13,800				
INFL1																
INFL2										TOTAL						

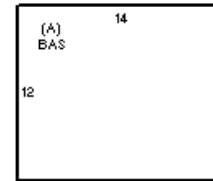
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	19,224
NET AREA	168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	168	1950	105.93	17,796	CONDITION ELEM	CD
\$NLA(RCN)	\$114	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY			UNITS	ADJ													
STORIES		1	1.00	ROOF SHAPE	1	GABLE	1.00										
ROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
BEDROOMS		1	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BATHROOMS		1	1.00	INT. FINISH	3	WOOD PANEL	1.00										
HALFBATHS		0	1.00	HEATING/COOLING	13	NO HEAT	0.98										
UNITS		1	1.00	FUEL SOURCE	8	NONE	0.98										
GARAGE SPACES		0	1.00														
FIXTURES		3	\$1,428														
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$13,800



Key: 4671

Town of WELLFLEET - Fiscal Year 2021

10/10/2020

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SEQ #: 4.865

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE				LAND	13,800	
INFL1					BUILDING		
INFL2					DETACHED		
					OTHER		
					TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

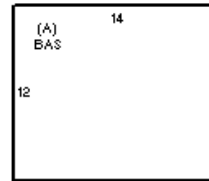
PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	19,224
NET AREA	168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	168	1950	105.93	17,796	CONDITION ELEM	CD
\$NLA(RCN)	\$114	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		2	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	13	NO HEAT	0.98										
HALFBATHS		0	1.00	FUEL SOURCE	8	NONE	0.98										
UNITS		1	1.00														
GARAGE SPACES		0	1.00														
FIXTURES		3	\$1,428														
																RCNLD	\$13,800
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72



Key: 4671

Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E		LAND	13,800	
INFL1				BUILDING		
INFL2				DETACHED		
				OTHER		
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

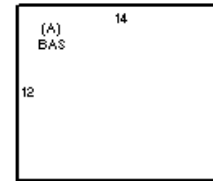
PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	19,224
NET AREA	168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	168	1950	105.93	17,796	CONDITION ELEM	CD
\$NLA(RCN)	\$114	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2		1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	1		1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	13	NO HEAT	0.98										
HALFBATHS	0		1.00	FUEL SOURCE	8	NONE	0.98										
UNITS	1		1.00														
GARAGE SPACES	0		1.00														
FIXTURES	3		\$1,428														
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$13,800



Key: 4671

Town of WELLFLEET - Fiscal Year 2021

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SEQ #: 4.867

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CURRENT OWNER						PARCEL ID				LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667						47-23-0				80 STATE HWY RTE 6			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE	
TOTAL				ZONING	FRNT					ASSESSED	CURRENT	PREVIOUS	
Nbhd				N O T E						LAND	13,800		
INFL1							BUILDING						
INFL2							DETACHED						
							OTHER						
							TOTAL						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

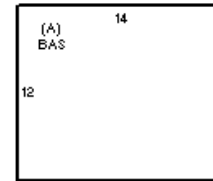
PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	19,224
NET AREA	168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	168	1950	105.93	17,796	CONDITION ELEM	CD
\$NLA(RCN)	\$114	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.98										
HALFBATHS	0	1.00		FUEL SOURCE	8	NONE	0.98										
UNITS	1	1.00															
GARAGE SPACES	0	1.00															
FIXTURES	3	\$1,428															
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$13,800



Key: 4671

Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER						PARCEL ID				LOCATION				
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667						47-23-0				80 STATE HWY RTE 6				
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE		
TOTAL				ZONING	FRNT					ASSESSED	CURRENT	PREVIOUS		
Nbhd			N O T E						LAND BUILDING DETACHED OTHER	25,500				
INFL1														
INFL2														
									TOTAL					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

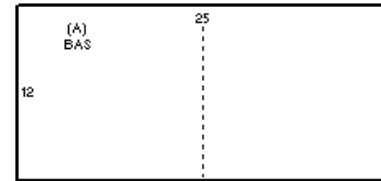
PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	11	0.80	DUPLEX/ROW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	35,420
NET AREA	300	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	300	1950	112.99	33,897	CONDITION ELEM	CD
\$NLA(RCN)	\$118	OVERALL	0.736	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.98										
HALFBATHS	0	1.00		FUEL SOURCE	8	NONE	0.98										
UNITS	2	1.00															
GARAGE SPACES	0	1.00															
FIXTURES	3	\$1,524															
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$25,500



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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

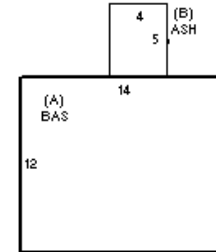
CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd INFL1 INFL2		NOTE				LAND BUILDING DETACHED OTHER	14,000	
						TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/07/2013
									

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	19,475
NET AREA	168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	168	1950	105.93	17,796	CONDITION ELEM CD	
\$NLA(RCN)	\$116	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00	B	ASH	N	ATT SHED	20		12.56	251		
CAPACITY				ROOF SHAPE	1	GABLE	1.00									EFF.YR/AGE 1980 / 39	
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
STORIES	2		1.00	FLOOR COVER	2	SOFTWOOD	1.00									COND 28 28 %	
ROOMS	2		1.00	INT. FINISH	3	WOOD PANEL	1.00										
BEDROOMS	1		1.00	HEATING/COOLING	13	NO HEAT	0.98									ECON 0	
BATHROOMS	1		1.00	FUEL SOURCE	8	NONE	0.98										
HALFBATHS	0		1.00													DEPR 28 % GD 72	
UNITS	1		1.00														
GARAGE SPACES	0		1.00													RCNLD	
FIXTURES	3		\$1,428														



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Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE		LAND	126,800	
INFL1						
INFL2					DETACHED	
					OTHER	
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/07/2013
									

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL	LIST	2/1/2001	
STYLE	1	0.95	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	8/7/2013	SF

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	176,102		
NET AREA	1,016	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		32.42	29,049	CONDITION ELEM	CD		
\$NLA(RCN)	\$173	OVERALL	0.958	EXT. COVER	8	TEX PLYWOOD	1.00	+	BAS	L	BAS AREA	1,016	1981	137.10	139,293				
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	168		34.39	5,777				
CAPACITY		UNITS	ADJ	ROOF COVER	1	ASPHALT SHINGLE	1.00												
STORIES		1	1.00	FLOOR COVER	2	SOFTWOOD	1.00												
ROOMS		5	1.00	INT. FINISH	2	DRYWALL	1.00												
BEDROOMS		2	1.00	HEATING/COOLING	5	ELECTRIC	0.99												
BATHROOMS		1	1.00	FUEL SOURCE	3	ELECTRIC	1.02												
HALFBATHS		0	1.00																
UNITS		1	1.00																
GARAGE SPACES		0	1.00																
FIXTURES		3	\$1,983																

Key: 4671

Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

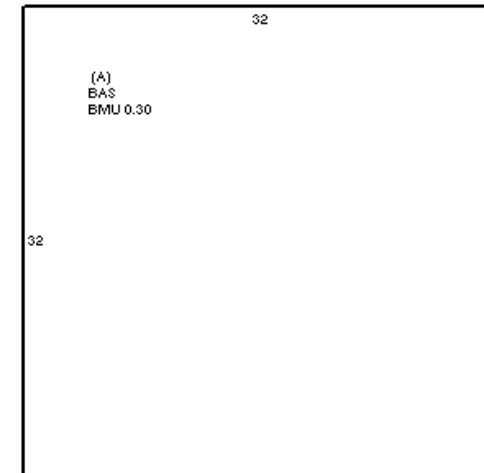
TOTAL		ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E				LAND BUILDING DETACHED OTHER	107,500	
INFL1								
INFL2						TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/07/2013
									

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	2/1/2001	SF	OFFICE
STYLE	1	0.95	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	8/7/2013	SF	

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	149,314
NET AREA	1,024	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	307		45.36	13,926	CONDITION ELEM	CD
\$NLA(RCN)	\$146	OVERALL	0.911	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	1,024	1950	130.37	133,503		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		4	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		2	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	7	FL./WALL FURN.	0.95										
HALFBATHS		0	1.00	FUEL SOURCE	1	OIL	1.01										
UNITS		1	1.00														
GARAGE SPACES		0	1.00														
FIXTURES		3	\$1,886														

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3020	100	INNS					9	9 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	



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Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE				LAND	25,400	
INFL1					BUILDING		
INFL2					DETACHED		
					OTHER		
					TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	35,325
NET AREA	320	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	320	1950	105.93	33,897	CONDITION ELEM	CD
\$NLA(RCN)	\$110	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		2	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	7	FL./WALL FURN.	0.95										
HALFBATHS		0	1.00	FUEL SOURCE	1	OIL	1.01										
UNITS		1	1.00														
GARAGE SPACES		0	1.00														
FIXTURES		3	\$1,428														
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$25,400



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Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER				PARCEL ID		LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667				47-23-0		80 STATE HWY RTE 6			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE				LAND	25,800	
INFL1					BUILDING		
INFL2					DETACHED		
					OTHER		
					TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

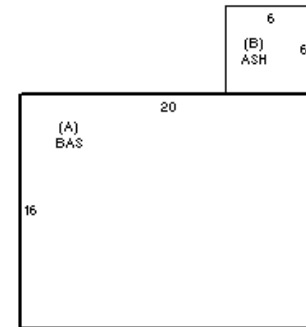
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	35,777
NET AREA	320	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	320	1950	105.93	33,897	CONDITION ELEM	CD
\$NLA(RCN)	\$112	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00	B	ASH	N	ATT SHED	36		12.56	452		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.95										
HALFBATHS	0	1.00		FUEL SOURCE	1	OIL	1.01										
UNITS	1	1.00															
GARAGE SPACES	0	1.00															
FIXTURES	3	\$1,428															
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$25,800



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Town of WELLFLEET - Fiscal Year 2021

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CURRENT OWNER						PARCEL ID				LOCATION			
GAUTHIER MAURICE M & JOHN G & GAUTHIER MARTIN 80 STATE HWY WELLFLEET, MA 02667						47-23-0				80 STATE HWY RTE 6			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
CD	T	AC/SF/UN	Nbhd	INFL1	INFL2	ADJ BASE	SAF	Scenic	Lpi	VC	CREDIT AMT	ADJ VALUE	
TOTAL				ZONING	FRNT						ASSESSED	CURRENT	PREVIOUS
Nbhd				NOTE					LAND BUILDING DETACHED OTHER		25,400		
INFL1													
INFL2													
									TOTAL				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/07/2013



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013	SF
MODEL	1		RESIDENTIAL			
STYLE	6	0.75	BUNGALOW [100%]	LIST	2/1/2001	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2013	SF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	35,325
NET AREA	320	DETAIL ADJ	1.000	FOUNDATION	1	PIER	0.96	A	BAS	L	BAS AREA	320	1950	105.93	33,897	CONDITION ELEM	CD
\$NLA(RCN)	\$110	OVERALL	0.690	EXT. COVER	2	CLAPBOARD	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.95										
HALFBATHS	0	1.00		FUEL SOURCE	1	OIL	1.01										
UNITS	1	1.00															
GARAGE SPACES	0	1.00															
FIXTURES	3	\$1,428															
																EFF.YR/AGE	1980 / 39
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$25,400

