

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WASIERSKI, JOHN S & KAREN A  106 RIVER RD		2   Above Street	6   Septic	1   Paved	9   Rear Location	Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	602,000	602,000
			2   Public Water			RES LAND	1010	177,700	177,700
<b>SUPPLEMENTAL DATA</b>									
MARSTONS MIL MA 02648		Alt Prcl ID			Plan Ref. 533/43	Total			
		Split Zonin			Land Ct#				
		BID Parcel			#SR				
		ResExpt Q INFO:			Life Estate	Total			
		#DL 1 LOT 4			PP STATU				
		GIS ID F_952820_2701793			Assoc Pid#	779,700			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WASIERSKI, JOHN S & KAREN A		12969 0158	04-26-2000	U	I	249,000	1	Year	Code	Assessed	Year	Code	Assessed		
FALACCI, JOHN M TR		12101 0229	03-03-1999	U	V	105,000	1	2023	1010	516,800	2022	1010	431,100		
TUREK, JOHN C		9408 0138	10-15-1994	U	I	55,000	1		1010	175,600		1010	124,900		
TUREK, JOHN C & SANDRA B		2263 0041	11-17-1975	U		0						1010	25,600		
Total										692,400		Total	556,000	Total	518,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	526,000
Appraised Xf (B) Value (Bldg)	50,400
Appraised Ob (B) Value (Bldg)	25,600
Appraised Land Value (Bldg)	177,700
Special Land Value	0
Total Appraised Parcel Value	779,700
Valuation Method	C
Total Appraised Parcel Value	779,700

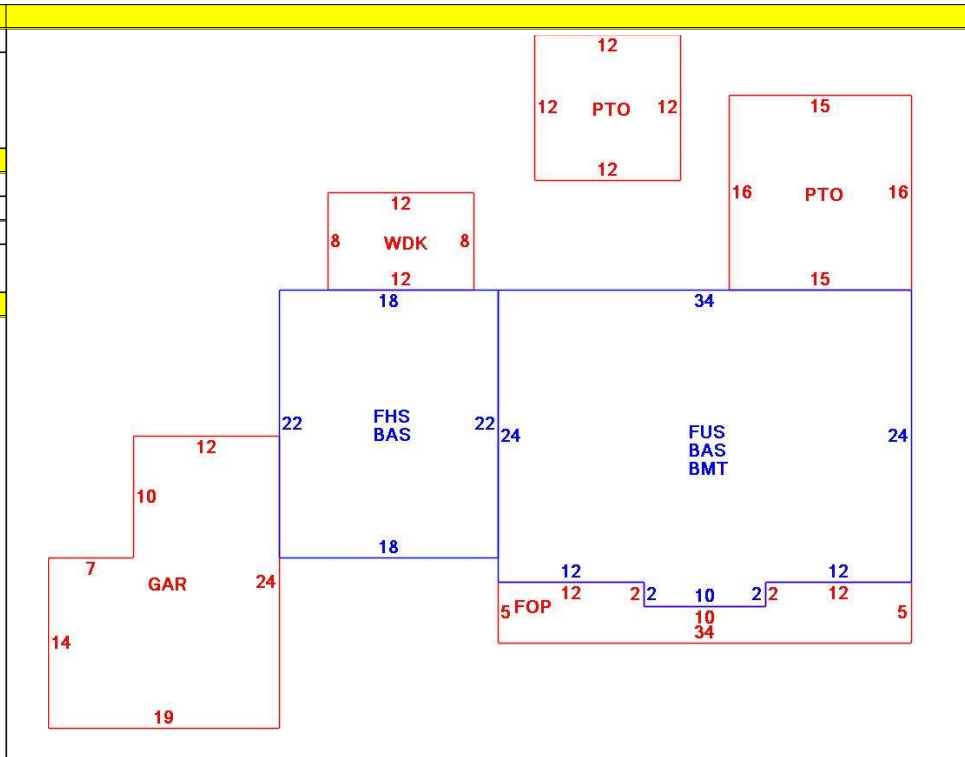
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-13	10-17-2023	839	Solar Panel-Re	58,509		0		Installation of 26 roof mounted	05-12-2020	LS			FR	Field Review
EXPR-23-1	10-10-2023	835	Sid/Wind/Roof/	15,611		100		Complete re shingling of roof	07-27-2018	SR	01		03	Cycl Insp Comp
63615	09-06-2002	RA	Remodel-Additi	25,000	01-02-2003	100	01-01-2003		07-22-2014	NF	03		16	In Office Review
55402	08-23-2001	SP	Swimming Pool	16,000	12-18-2001	100	01-01-2002	14 X 28	06-04-2012	TP	03		16	In Office Review
37907	04-20-1999	DW	Dwelling	110,220	04-04-2001	100	01-01-2001		12-02-2005	PT	02		01	Meas/Est
									01-02-2003	MF	02		02	Bldg Permit Completed
									12-18-2001	MF	02		02	Bldg Permit Completed

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	3	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0106	1.150		1.0000	423,137.4	177,700
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value				177,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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		584,415
Year Built		2000
Effective Year Built		2006
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		10
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		90
RCNLD		526,000
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
FPL3	Fireplace 2 sto	B	1	7000.00	2008		90		0.00	6,300
SPL2	Pool Vinyl	L	392	55.00	2001		64	00	1.00	14,700
WDC	Deck composit	L	96	24.00	2005		72		0.00	3,000
PAT1	Patio- Average	L	240	5.89	2005		86		0.00	1,300
FOP	Open Porch-ro	B	150	55.00	2008		90		0.00	6,600
GAR	Attached Gara	B	386	40.00	2008		90		0.00	14,100
BMT	Basement-Unfi	B	836	26.01	2008		90		0.00	21,100
PAT2	Patio-Good	L	144	9.94	2005		86		0.00	1,400
PAT1	Patio- Average	L	520	5.89	2017		98		0.00	2,900
FPLG	Gas Fireplace-	B	1	2500.00	2008		90		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232	1,232	257.91	317,740
BMT	Basement Area	0	836	0	0.00	0
FHS	Half Story	198	396	198	128.95	51,065
FOP	Open Porch	0	150	0	0.00	0
FUS	Upper Story	836	836	836	257.91	215,609
GAR	Attached Garage	0	386	0	0.00	0
PTO	Patio	0	384	0	0.00	0
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		2,266	4,316	2,266		584,414



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Heat Type	04	Hot Air				Effective Year Built					
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Full Baths	3					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SPH1	Pool Heater <	L	1	2434.00	2017		96		0.00	2,300	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
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Ttl Gross Liv / Lease Area											