

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KUHN, JOSEPH SCOTT 1061 OLD FALMOUTH ROAD MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	491,100	491,100
			2 Public Water			RES LAND	1010	186,400	186,400
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 424/40					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 5		#DL 2		Life Estate					
GIS ID F_963268_2708844		Assoc Pid#		PP STATU					
						Total 677,500 677,500			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KUHN, JOSEPH SCOTT		34140 343	05-24-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
KUHN, JOSEPH SCOTT & SARAH B		28940 0332	06-15-2015	Q	I	375,000	00	2023	1010	434,400	2022	1010	367,200
GOODALE, AARON IV & CHARBONNEAU		19616 0194	03-15-2005	U	I	100	1A		1010	170,400		1010	128,900
CHARBONNEAU, TRINA		19206 0150	11-02-2004	Q	I	392,500	00					1010	6,800
CAVICCHI, CHARLES W & LORETA A		11341 0078	04-07-1998	U	I	1	1A	Total		604,800	Total		496,100
								Total		444,100	Total		444,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

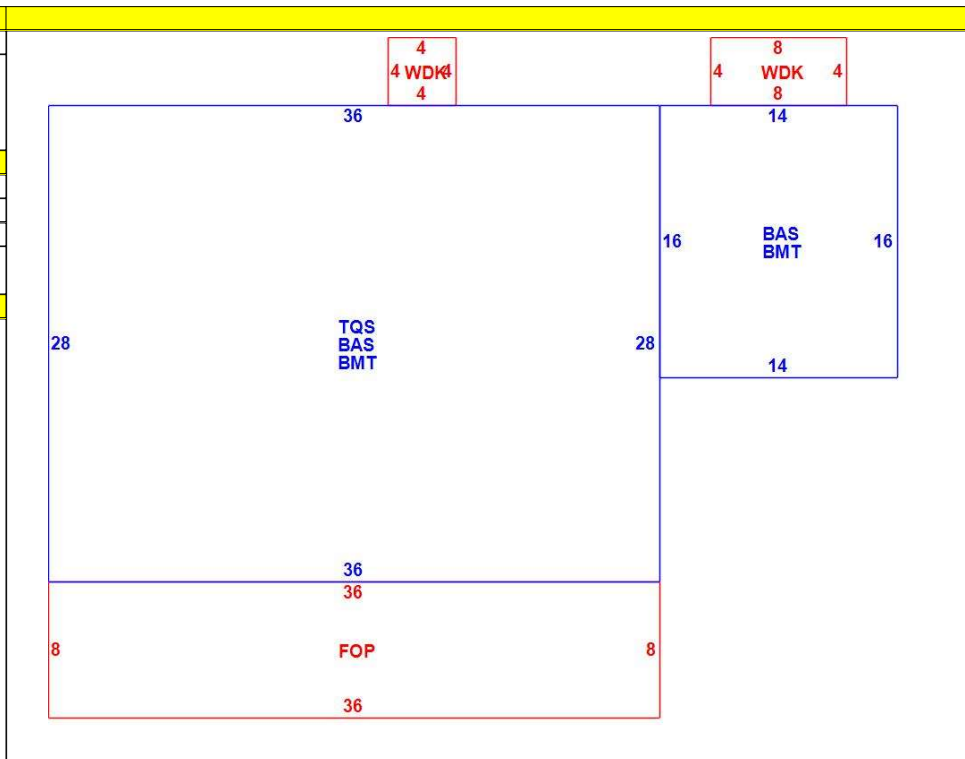
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	448,600
Appraised Xf (B) Value (Bldg)	35,700
Appraised Ob (B) Value (Bldg)	6,800
Appraised Land Value (Bldg)	186,400
Special Land Value	0
Total Appraised Parcel Value	677,500
Valuation Method	C
Total Appraised Parcel Value	677,500

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
B32130	08-01-1988	DW	Dwelling	75,000	01-15-1989	100	12-31-1989	MM 2 STOR	05-15-2020	LS			FR	Field Review
									01-07-2020	SR	02		03	Cycl Insp Comp
									05-23-2016	JR	03		20	Sale Review
									09-05-2007	PT	02		14	Cyclical Inspection
									03-28-2005	GB			03	Cycl Insp Comp
									03-14-2005	JS	02		01	Meas/Est
									06-14-1999	DD	01		00	Meas/Listed-Interior Acces

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	3	0.400	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	5,700
1	1010	Single Fam M-0	RF	3	1.850	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	4,400
Total Card Land Units					3.25	AC	Parcel Total Land Area					3.25	Total Land Value			186,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	05	Drywall			
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	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Owne 0.0	
Adjust Type		Code	Description	Factor%	
Condo Flr		Condo Unit			
			COST / MARKET VALUATION		
Building Value New			527,788		
Year Built			1988		
Effective Year Built			2000		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
RCNLD			448,600		
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
WDC	Wood Decking	L	48	20.00	2000		62		0.00	1,700
FOP	Open Porch-ro	B	288	55.00	2002		85		0.00	9,700
BMT	Basement-Unfi	B	1,232	26.01	2002		85		0.00	26,000
SHED	Shed	L	120	18.00	2020		100		0.00	2,200
PRG1	Pergola-Avg	L	160	18.00	2020		100	C	1.00	2,900

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	279.70	344,587
BMT	Basement Area	0	1,232	0	0.00	0
FOP	Open Porch	0	288	0	0.00	0
TQS	Three Quarter Story	655	1,008	655	181.75	183,202
WDK	Wood Deck	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		1,887	3,808	1,887		527,789

