

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MITROKOSTAS, PATRICIA J 30 PREAKNESS WAY MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	553,600	553,600
			6 Septic			RES LAND	1010	177,300	177,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 78 #DL 2 GIS ID F_963252_2711414				Plan Ref. 420/95-100 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 730,900 730,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MITROKOSTAS, PATRICIA J		9951 0036	11-15-1995	Q	I	182,000	U	Year	Code	Assessed	Year	Code	Assessed			
FERRARO, JOSEPH P & BRENDA		7225 0064	07-15-1990	U	I	100	A	2023	1010	490,100	2022	1010	414,900			
FERRARO, JOSEPH P		7217 0123	07-15-1990	U	I	140,000	L		1010	175,200	2021	1010	124,600			
SOLLOWS, JEFFREY A & LEBEL, DOUGL		5286 0122	09-15-1986	U	V	76,000	N					1010	5,400			
Total										665,300	Total		539,500	Total		481,400

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
0106			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	501,900
Appraised Xf (B) Value (Bldg)	46,300
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	177,300
Special Land Value	0
Total Appraised Parcel Value	730,900
Valuation Method	C
Total Appraised Parcel Value	730,900

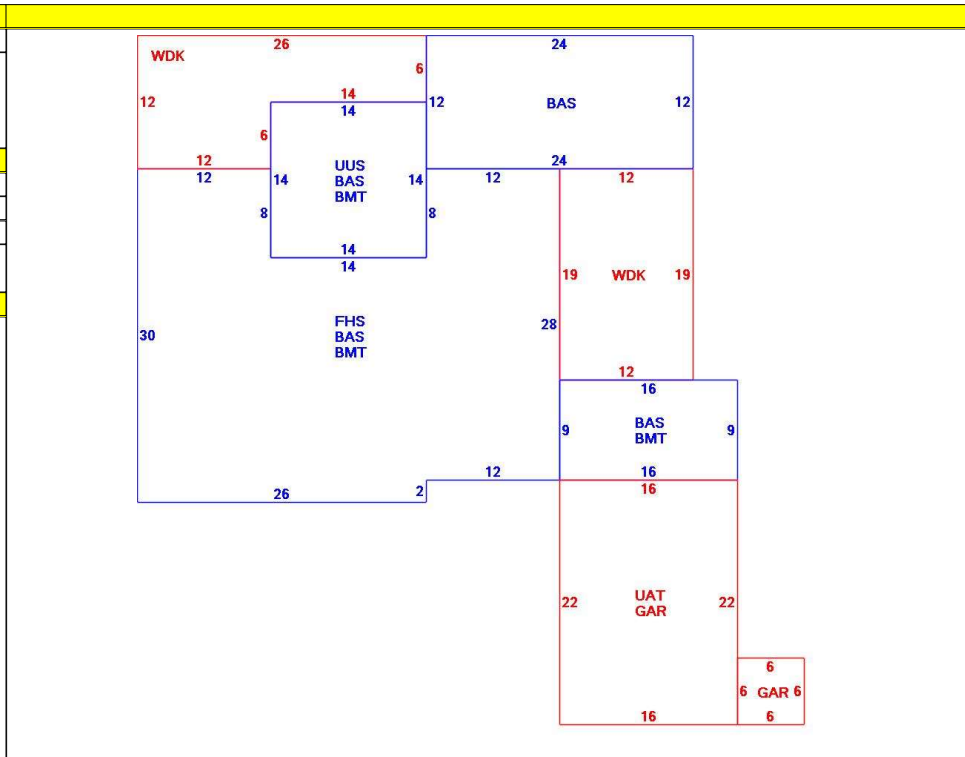
NOTES								

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201307101	10-07-2013	NR	New Roof	7,000	06-30-2014	100	06-30-2014	REROOF STRIPPING OLD	08-14-2023	EG	03		16	In Office Review
201305685	08-20-2013	IN	Insulation	3,500	06-30-2014	100	06-30-2014	INSULATE-AIR SEAL	04-22-2020	LS			FR	Field Review
24299	07-09-1997	AD	Addition	10,000	08-08-1998	100	01-01-1998	12 x 24	08-23-2016	KM	02		03	Cycl Insp Comp
B31508	12-01-1987	DW	Dwelling	60,000	01-15-1989	100	12-31-1989		01-09-2015	JR	03		16	In Office Review
									07-21-2014	JR	03		16	In Office Review
									10-01-2007	PT	02		14	Cyclical Inspection
									02-16-2000	PT	01		00	Meas/Listed-Interior Acces

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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0106	1.150		1.0000	432,554.2	177,300
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			177,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		590,520
			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		501,900
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2002		85		0.00	5,100
WDC	Wood Decking	L	456	20.00	2000		62		0.00	5,400
GAR	Attached Gara	B	388	40.00	2002		85		0.00	13,400
BMT	Basement-Unfi	B	1,344	26.01	2002		85		0.00	27,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,632	1,632	1,632	252.79	412,555
BMT	Basement Area	0	1,344	0	0.00	0
FHS	Half Story	502	1,004	502	126.40	126,901
GAR	Attached Garage	0	388	0	0.00	0
UAT	Attic, Unfinished	0	352	35	25.14	8,848
UUS	Upper Story, Unfinished	0	196	167	215.39	42,216
WDK	Wood Deck	0	456	0	0.00	0
Ttl Gross Liv / Lease Area		2,134	5,372	2,336		590,520

