

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DOHERTY, ARTHUR P JR 42 WHEELER ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	538,300	538,300
			6 Septic			RES LAND	1010	157,200	157,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 40 #DL 2 GIS ID F_969077_2707506				Plan Ref. Land Ct# 32373-F (SH 2) #SR Life Estate PP STATU Assoc Pid#					
						Total		695,500	695,500

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DOHERTY, ARTHUR P JR		C231575	0	11-17-2022	U	I	435,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DOHERTY, JOHN G & WINIFRED E		C131665	0	10-15-1993	U	I	101,250		2023	1010	412,400	2022	1010	378,000	2021	1010	321,000
DOWNING, GERALD P		C67241	0	05-07-1976	U		0			1010	142,900		1010	105,800		1010	105,800
																1010	3,600
									Total		555,300	Total		483,800	Total		430,400

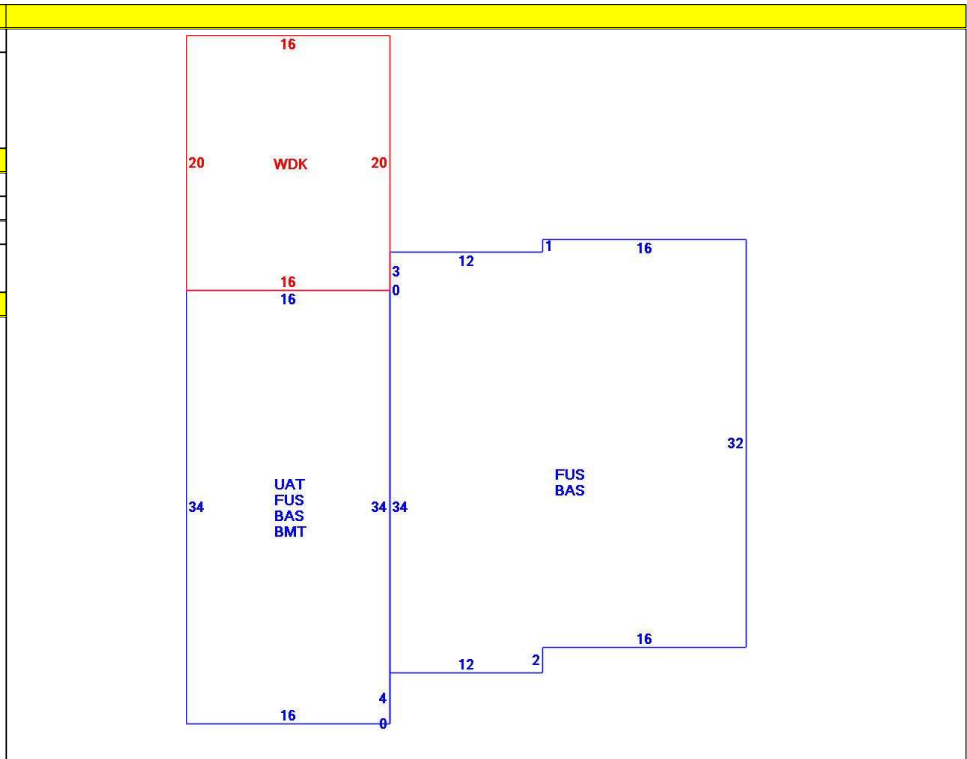
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION																
			Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0105						CENVIL											
NOTES																	
										Appraised Bldg. Value (Card)		515,300					
										Appraised Xf (B) Value (Bldg)		19,400					
										Appraised Ob (B) Value (Bldg)		3,600					
										Appraised Land Value (Bldg)		157,200					
										Special Land Value		0					
										Total Appraised Parcel Value		695,500					
										Valuation Method		C					
										Total Appraised Parcel Value		695,500					

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
B30081	10-01-1986	AD	Addition	30,000	01-15-1988	100		CE ADD'N		04-27-2020	LS			FR	Field Review
										03-16-2018	KM	02		03	Cycl Insp Comp
										02-09-2009	PT	02		14	Cyclical Inspection

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	RC	3	0.500 AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000			1.0000	314,315.5	157,200		
					Total Card Land Units	0.50 AC	Parcel Total Land Area					0.50						Total Land Value	157,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		636,207
			Year Built		1976
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		515,300
			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	1996		81		0.00	4,900
WDC	Wood Decking	L	320	20.00	1997		56		0.00	3,600
BMT	Basement-Unfi	B	544	26.01	1996		81		0.00	14,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,452	1,452	1,452	215.08	312,296
BMT	Basement Area	0	544	0	0.00	0
FUS	Upper Story	1,452	1,452	1,452	215.08	312,296
UAT	Attic, Unfinished	0	544	54	21.35	11,614
WDK	Wood Deck	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		2,904	4,312	2,958		636,206

