

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CASTIGNETTI, GERALD J & SONDR A						1 Marginal View	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
20 FERN BROOK CIRCLE							RESIDNTL	1010	706,300	706,300	
CANTON MA 02021			SUPPLEMENTAL DATA				RES LAND	1010	176,200	176,200	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 10 #DL 2 GIS ID F_943544_2697925			Plan Ref. 443/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#						Total	882,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CASTIGNETTI, GERALD J & SONDR A M	35543	328	12-15-2022	Q	I	998,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BUTLER, JENNIFER L TR	35271	120	07-27-2022	U	I	1	1F	2023	1010	626,000	2022	1010	525,400	2021	1010	447,000	
BUTLER, JENNIFER L	35220	069	05-22-2022	U	I	0	1F		1010	174,100		1010	123,800		1010	123,800	
BUTLER, DAVID J & JENNIFER L	18410	0159	04-05-2004	Q	I	600,000	00								1010	5,600	
MCSHANE CONSTRUCTION CO	12181	0134	04-06-1999	U	V	210,000	1										
Total										800,100			Total	649,200		Total	576,400

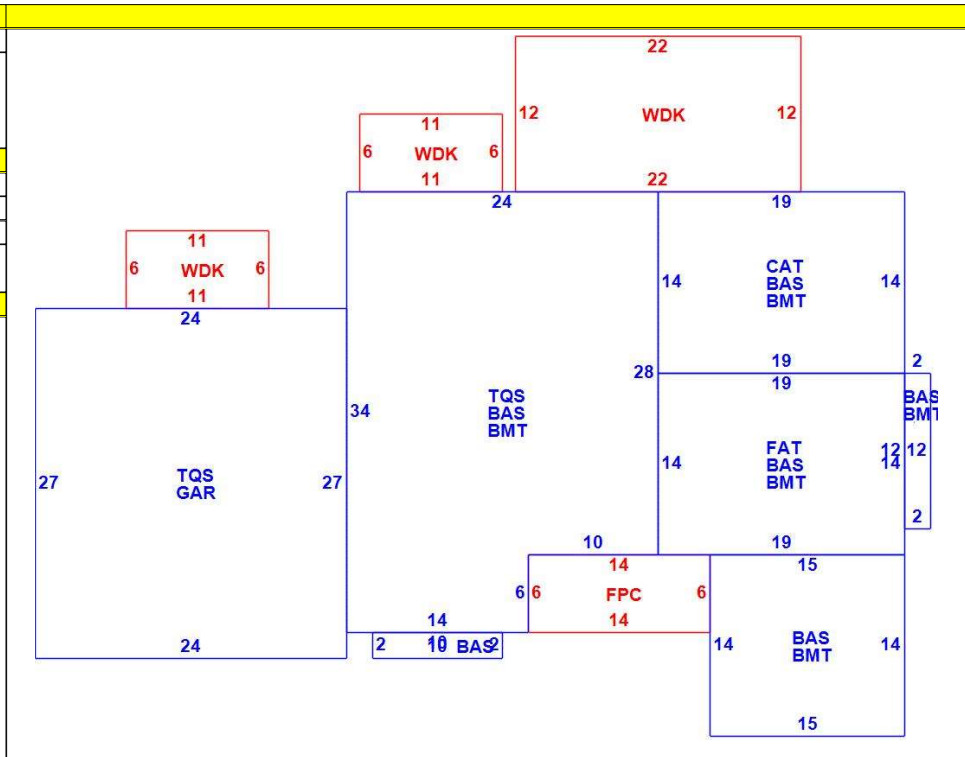
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0106				COTUIT													
NOTES																	
Appraised Bldg. Value (Card) 632,100																	
Appraised Xf (B) Value (Bldg) 68,300																	
Appraised Ob (B) Value (Bldg) 5,900																	
Appraised Land Value (Bldg) 176,200																	
Special Land Value 0																	
Total Appraised Parcel Value 882,500																	
Valuation Method C																	
Total Appraised Parcel Value												882,500					

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
BLDR-23-97	08-01-2023	809	Deck	2,000		0		Expanding existing Deck on Ri		11-03-2022	SR	02		03	Cycl Insp Comp
BLDR-23-55	06-06-2023	830	Pool - Inground	103,300		0		installation of a single piece fib		05-28-2020	DM			FR	Field Review
BLDR-23-53	05-02-2023	809	Deck	5,500		0		Adding 5 to side of deck and a		01-23-2013	RB	03		03	Cycl Insp Comp
EXPR-23-11	01-30-2023	835	Sid/Wind/Roof/	37,951		100		STRIP 30 SQ. ASPHALT SHIN		08-13-2012	RB	03		16	In Office Review
77048	06-04-2004	FB	Finish Basemen	2,000	09-20-2004	100	01-01-2005	FIN BMT		09-29-2011	RB	03		16	In Office Review
65020	11-01-2002	AD	Addition	54,144	06-30-2002	100	06-30-2002	DORM-BDRM-DECK-OPEN P		04-12-2005	PT	04		44	Drive by inspection only
51544	12-07-2001	DW	Dwelling	269,075	12-16-2002	100	01-01-2003	VOID		09-20-2004	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	2	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0106	1.150		1.0000	463,714.1	176,200
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value				176,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	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				665,392	
Year Built				2002	
Effective Year Built				2012	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %				95	
Percent Good				95	
RCNLD				632,100	
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
FPLG	Gas Fireplace-	B	1	2500.00	2014		95		0.00	2,400
BFA	Bsmt Fin-Avg	B	420	17.36	2014		95		0.00	6,900
WDC	Wood Decking	L	396	20.00	2006		74		0.00	5,600
FOPC	Open Prch-roo	B	84	55.00	2014		95		0.00	3,900
GAR	Attached Gara	B	648	40.00	2014		95		0.00	21,100
BMT	Basement-Unfi	B	1,522	26.01	2014		95		0.00	34,000
SHED	Shed	L	30	18.00	1997		56		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,542	1,542	1,542	263.84	406,834
BMT	Basement Area	0	1,522	0	0.00	0
CAT	Cathedral	0	266	27	26.78	7,124
FAT	Attic, Finished	40	266	40	39.67	10,553
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	648	0	0.00	0
TQS	Three Quarter Story	913	1,404	913	171.57	240,881
WDK	Wood Deck	0	396	0	0.00	0
Ttl Gross Liv / Lease Area		2,495	6,128	2,522		665,392

