Property Location 151 AUDREYS LANE | Map ID 028/ 084/ / / | Bldg Name | State Use 1010
Vision ID 1789 | Account # 16734 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/30/2024 3:53:21 PM

CURRENT OWNER

COUGHLAN, DAVID & CAROL

P O BOX 32

MARSTONS MIL MA 02648

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	6	Septic	1	Paved		
		4	Gas				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	272/92
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 44	PP STATU	
#DL 2			
GIS ID	F_943406_2702738	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	406,100	406,100
RES LAND	1010	155,900	155,900
Total		562,000	562,000

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
COUGHLAN, DAVID & CAROL	22275	0142	08-20-2007	U	I	1	1A
COUGHLAN, DAVID W	8471	0280	03-15-1993	U	I	66,500	L
FEDERAL HOME LOAN MORTGAGE CO	8471	0277	03-15-1993	U	I	59,500	L
GRIFFITHS, BRIAN D & PAULA	5266	0070	08-15-1986	Q	V	94,400	U
SULLIVAN, JOHN F TR	5244	0059	08-15-1986	U	V	188,300	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	345,300	2022	1010	293,100	2021	1010	246,600
	1010	141,700		1010	105,000		1010	105,000
							1010	6,000
	Total	487,000		Total	398,100		Total	357,600

EXEMPTIONS

Year	Code	Description	Amount
2012	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	349,900
Appraised Xf (B) Value (Bldg)	42,800
Appraised Ob (B) Value (Bldg)	13,400
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	562,000
Valuation Method	C
Total Appraised Parcel Value	562,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
200705148	08-25-2007	AD	Addition	55,000	10-22-2007	100	06-30-2008	2ND STORY
63857	09-12-2002	OB	Out Building		12-13-2002	100	01-01-2003	
B29309	05-01-1986	DW	Dwelling	52,000	01-15-1987	100	12-31-1987	MM 1 STOR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
11-21-2022	DB	02		03	Cycl Insp Comp
05-19-2020	LS			FR	Field Review
03-26-2015	JR	03		03	Cycl Insp Comp
03-21-2014	SR	01		03	Cycl Insp Comp
10-22-2007	MF	02		02	Bldg Permit Completed
04-26-2005	PT	02		01	Meas/Est
12-13-2002	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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900

Total Card Land Units 0.46 AC | Parcel Total Land Area 0.46 | Total Land Value 155,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
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	01	None
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

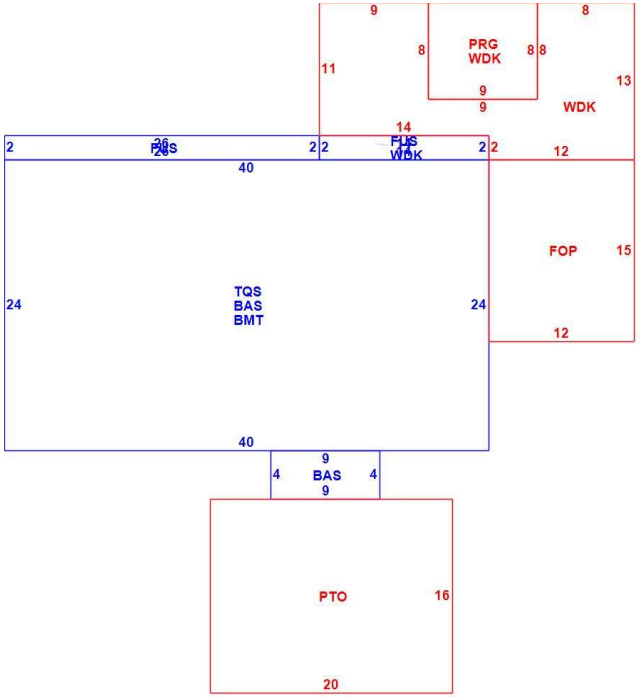
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	416,500
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	349,900
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	2001		84		0.00	5,000
BFA	Bsmt Fin-Avg	B	480	17.36	2001		84		0.00	7,000
WDC	Wood Deck w/	L	338	18.00	2005		72		0.00	4,300
BMT	Basement-Unfi	B	960	26.01	2001		84		0.00	21,700
FOP	Open Porch-ro	B	180	55.00	2001		84		0.00	7,000
PRG1	Pergola-Avg	L	72	18.00	2020		100	C	1.00	1,300
PAT2	Patio-Good	L	320	9.94	2020		100		0.00	3,200
WDC	Wood Deck w/	L	144	18.00	2020		100		0.00	3,600
FPLG	Gas Fireplace-	B	1	2500.00	2001		84		0.00	2,100
SHED	Shed	L	96	18.00	1997		56		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	996	996	996	245.00	244,020
BMT	Basement Area	0	960	0	0.00	0
FOP	Open Porch	0	180	0	0.00	0
FUS	Upper Story	80	80	80	245.00	19,600
PRG	Pergola	0	72	0	0.00	0
PTO	Patio	0	320	0	0.00	0
TQS	Three Quarter Story	624	960	624	159.25	152,880
WDK	Wood Deck	0	338	0	0.00	0
	Ttl Gross Liv / Lease Area	1,700	3,906	1,700		416,500