

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OBRIEN, MARY BETH  76 WOOD DUCK RD  MARSTONS MIL MA 02648		2   Above Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDENTL	1010	358,900	358,900
			2   Public Water			RES LAND	1010	177,000	177,000
<b>SUPPLEMENTAL DATA</b>						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 6 #DL 2 GIS ID F_945688_2707946		Plan Ref. 254/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#		535,900 535,900			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OBRIEN, MARY BETH		16628	0038	03-25-2003	Q	I	312,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GARVEY, BARBARA J		15482	0253	08-16-2002	U	I	0	1	2023	1010	312,900	2022	1010	262,500	2021	1010	216,300
GARVEY, JAMES JR & BARBARA		2158	0324	03-11-1975	U		0			1010	161,000		1010	119,500		1010	119,500
									Total		473,900	Total		382,000	Total		349,400

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
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	298,500
Appraised Xf (B) Value (Bldg)	46,800
Appraised Ob (B) Value (Bldg)	13,600
Appraised Land Value (Bldg)	177,000
Special Land Value	0
Total Appraised Parcel Value	535,900
Valuation Method	C
Total Appraised Parcel Value	535,900

NOTES							

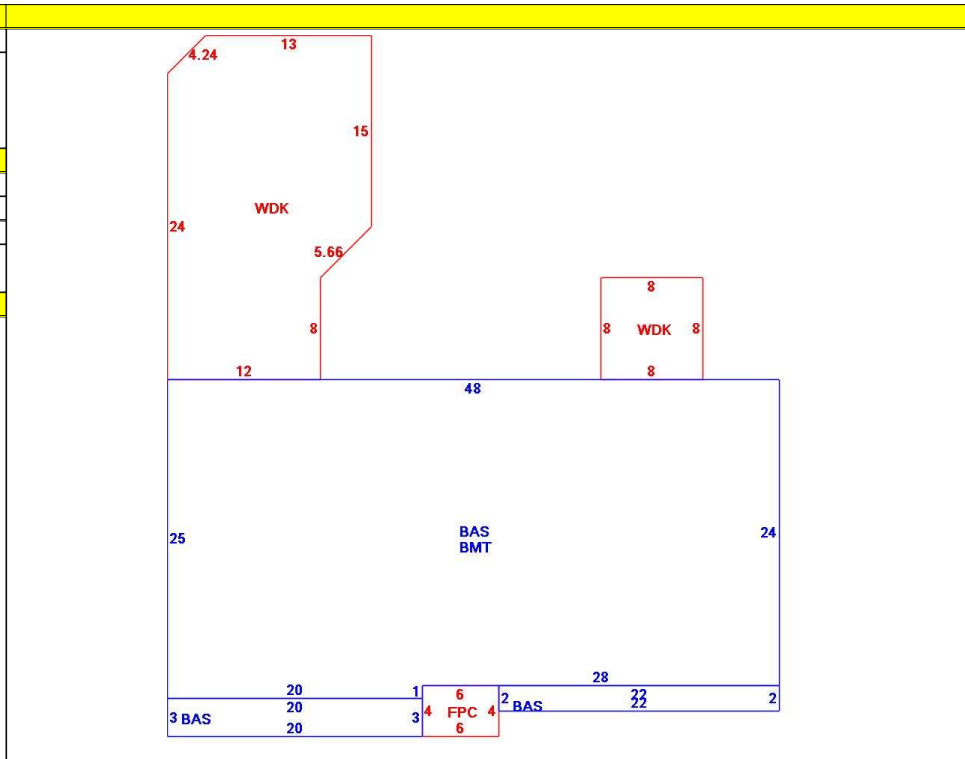
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-279	02-13-2020	833	Shd-Res-under	400	01-29-2020	100	06-30-2020	Erect a 10x12 metal shed on	07-20-2023	JO	03		16	In Office Review
19-2738	09-11-2019	809	Deck	7,000	01-29-2020	100	06-30-2020	Refurbish existing deck attach	05-19-2020	LS			FR	Field Review
19-289	02-01-2019	829	Pool - Above Gr	10,000	06-30-2019	100	06-30-2019	Construction of a 15x24x52. A	04-22-2020	SR	01		02	Bldg Permit Completed
201502894	06-04-2015	AP	Apartment	0	12-15-2015	100	06-30-2016	FAMILY APT. NO CONST. MAI	08-22-2019	SR	02		02	Bldg Permit Completed
B15840	01-01-1973	DW	Dwelling	0	06-15-1974	100	06-15-1974	MM 1 STOR	12-15-2015	RB	03		16	In Office Review
									10-01-2014	SR	02		03	Cycl Insp Comp
									05-19-2005	PT	02		01	Meas/Est

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	0.050	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	700	
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value				177,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt	Y	Apt here			
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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	377,849
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	298,500
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	1994		79		0.00	4,700
BFA	Bsmt Fin-Avg	B	1,152	17.36	1994		79		0.00	15,800
SHED	Shed	L	192	18.00	1990		42		0.00	1,500
BMT	Basement-Unfi	B	1,172	26.01	1994		79		0.00	23,300
WDC	Wood Deck w/	L	64	18.00	1996		54		0.00	1,600
FOPC	Open Prch-roo	B	24	55.00	1994		79		0.00	1,400
FPO	Ext FP Openin	B	1	2000.00	1994		79		0.00	1,600
WDC	Deck comp w	L	388	28.00	2019		100		0.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,276	1,276	1,276	296.12	377,849
BMT	Basement Area	0	1,172	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
WDC	Wood Deck	0	452	0	0.00	0
Ttl Gross Liv / Lease Area		1,276	2,924	1,276		377,849

