

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RADAELLI, NICHOLAS 35 CAMMETT WAY MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1090	214,800	214,800
			2 Public Water			RES LAND	1090	148,800	148,800
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 70/17					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 PART OF LOTS 2 & 3		#DL 2		#SR					
GIS ID F_983888_2699792		Assoc Pid#		Life Estate					
				PP STATU					
						Total		363,600	363,600

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RADAELLI, NICHOLAS	34556	239	10-08-2021	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAWLOR, FAITHANNE TR	34556	233	06-24-2021	U	I	0	1F	2023	1090	209,800	2022	1090	136,600	2021	1090	129,300
COREY, JOYCE C TR	25974	0135	01-03-2012	Q	I	230,000	00		1090	142,800		1090	105,800		1090	100,200
OCHBERG, ERIC	9198	0115	05-15-1994	U	I	29,900	L								1090	9,400
COMFED SAVINGS BANK	7474	0162	03-15-1991	U	I	105,000	L									
								Total		352,600	Total		242,400	Total		238,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	205,000
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	9,400
Appraised Land Value (Bldg)	148,800
Special Land Value	0
Total Appraised Parcel Value	363,600
Valuation Method	C
Total Appraised Parcel Value	363,600

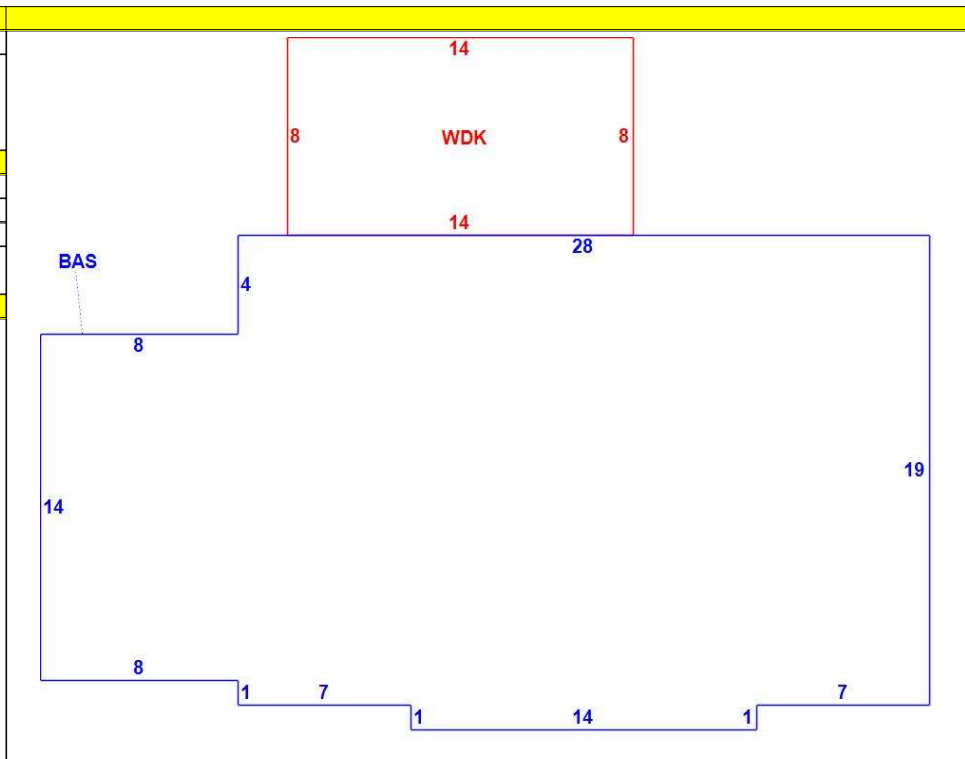
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-8	08-08-2023	835	Sid/Wind/Roof/	18,500		100		siding, windows and doors	10-08-2020	CK	03		16	In Office Review	
EXPR-23-3	03-24-2023	835	Sid/Wind/Roof/	14,500		100		siding, doors and windows	05-01-2020	WD			FR	Field Review	
EXPR-22-8	06-29-2022	835	Sid/Wind/Roof/	9,500		100		Bldg 77,	04-25-2018	MS	03		16	In Office Review	
EXPR-22-8	06-28-2022	835	Sid/Wind/Roof/	9,500		100		Bldg 77,	03-10-2015	SR	02		14	Cyclical Inspection	
201208046	02-15-2013	AD	Addition	300	06-30-2013	100	06-30-2013	AD SMALL ADDN 44"X32" FO	07-25-2013	JR	03		20	Sale Review	
									08-24-2012	DR	22		22	Change of Address	
									02-26-2001	SM	01		00	Meas/Listed-Interior Acces	

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	1090	Multi Hses M-01	RB	4	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0104	0.900		1.0000	248,010.2	148,800

Total Card Land Units 0.60 AC Parcel Total Land Area 0.60

Total Land Value 148,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D	Below Average			
Stories	1	1 Story			
Exterior Wall 1	07	Asbest 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	09	Typical			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	3				
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Ownr	0.0
Adjust Type				B	S
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				112,895	
Year Built				1946	
Effective Year Built				1974	
Depreciation Code				F	
Remodel Rating					
Year Remodeled					
Depreciation %				35	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				65	
RCNLD				73,400	
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
SHED	Shed	L	132	18.00	1990		42		0.00	1,000
WDC	Wood Decking	L	112	20.00	1993		48		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	658	658	658	171.57	112,895
WDC	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		658	770	658		112,895



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RADAELLI, NICHOLAS 35 CAMMETT WAY MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1090	214,800	214,800
			2 Public Water			RES LAND	1090	148,800	148,800
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 70/17					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		PART OF LOTS 2 & 3		#SR					
#DL 2				Life Estate					
GIS ID		F_983888_2699792		PP STATU					
				Assoc Pid#					

801
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RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RADAELLI, NICHOLAS	34556	239	10-08-2021	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed		
LAWLOR, FAITHANNE TR	34556	233	06-24-2021	U	I	0	1F	2023	1090	209,800	2022	1090	136,600		
COREY, JOYCE C TR	25974	0135	01-03-2012	Q	I	230,000	00		1090	142,800		1090	105,800		
OCHBERG, ERIC	9198	0115	05-15-1994	U	I	29,900	L					1090	9,400		
COMFED SAVINGS BANK	7474	0162	03-15-1991	U	I	105,000	L								
Total										352,600			242,400		238,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	205,000
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	9,400
Appraised Land Value (Bldg)	148,800
Special Land Value	0
Total Appraised Parcel Value	363,600
Valuation Method	C
Total Appraised Parcel Value	363,600

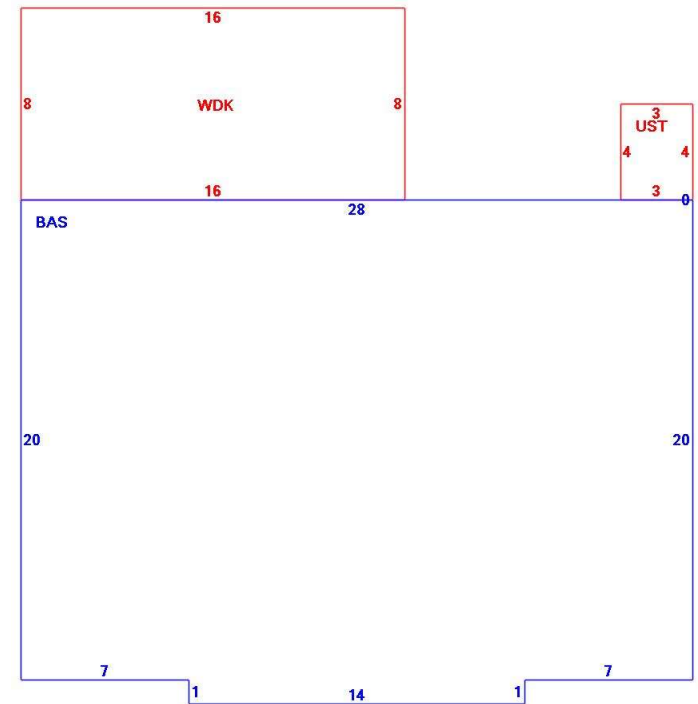
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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	
2	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0104	0.900		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.60	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D	Below Average			
Stories	1	1 Story			
Exterior Wall 1	07	Asbest Shingle			
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Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	3	3 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Ttp	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	101,254
Year Built	1946
Effective Year Built	1974
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	65,800
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
WDC	Wood Decking	L	128	20.00	1990		42		0.00	1,600
UST	Utility Storage	B	12	17.11	1976		65		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	574	574	574	176.40	101,254
UST	Utility Enclosure	0	12	0	0.00	0
WDK	Wood Deck	0	128	0	0.00	0
Ttl Gross Liv / Lease Area		574	714	574		101,254



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RADAELLI, NICHOLAS 35 CAMMETT WAY MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1090	214,800	214,800	
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ResExpt Q				Life Estate						
#DL 1 PART OF LOTS 2 & 3				PP STATU						
#DL 2										
GIS ID F_983888_2699792				Assoc Pid#						
							Total	363,600	363,600	

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OCHBERG, ERIC	9198	0115	05-15-1994	U	I	29,900	L								1090	9,400
COMFED SAVINGS BANK	7474	0162	03-15-1991	U	I	105,000	L									
							Total	352,600	Total	242,400	Total	238,900				

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Total			0.00										

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Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0104				HYAN	205,000	400	9,400	148,800	0	363,600	C
					Total Appraised Parcel Value	363,600					

NOTES												VISIT / CHANGE HISTORY				
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3	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0104	0.900		0.0000	0	0		
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.60	Total Land Value					0

