

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
GONCALVES, GERALDO V & SHARO 28 PEONY LN MARSTONS MIL MA 02648		1 Level	2 Public Water			Description	Code	Assessed	Assessed		
			4 Gas	1 Paved		RESIDNTL	1010	369,800	369,800		
			6 Septic			RES LAND	1010	149,300	149,300		
SUPPLEMENTAL DATA						Total				519,100	519,100
Alt Prcl ID		Split Zonin		Plan Ref. 448/85							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		INFO: LOT 16		#SR							
#DL 2				Life Estate							
GIS ID		F_947900_2702585		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GONCALVES, GERALDO V & SHARON		20184 0001	08-23-2005	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GONCALVES, GERALDO V		9260 0104	06-15-1994	Q	I	106,900	U	2023	1010	326,600	2022	1010	275,100
KATRUSKA, DENNIS & DEBORAH		7377 0206	12-15-1990	U	V	1	F		1010	135,700		1010	100,500
KATRUSKA, DENNIS & DEBORAH		7274 0063	08-15-1990	U	V	163,000	O					1010	6,400
MCINTYRE, TERESA G TR		7181 0232	06-15-1990	U	V	67,000	N	Total		462,300	Total		375,600
								Total			Total		335,900

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				
0105			MARSTM					

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	342,100			
				Appraised Xf (B) Value (Bldg)	21,300			
				Appraised Ob (B) Value (Bldg)	6,400			
				Appraised Land Value (Bldg)	149,300			
				Special Land Value	0			
				Total Appraised Parcel Value	519,100			
				Valuation Method	C			
				Total Appraised Parcel Value	519,100			

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	
19-4077	12-06-2019	822	Insulation	567		100		Bulkhead door site-built, insula	05-21-2020	LS			FR	Field Review	
19-2359	08-06-2019	804	Addn Alt-Res	3,384		100		612sqft of cellulose in attic, 13	01-23-2018	KM	02		03	Cycl Insp Comp	
16-740	03-28-2016	835	Sid/Wind/Roof/	8,749	06-30-2016	100	06-30-2016	Replacement Windows (16) U	03-26-2014	JR	03		16	In Office Review	
63321	07-05-2002	OB	Out Building		12-17-2002	100	01-01-2003		07-14-2005	PT	02		01	Meas/Est	
B33719	05-01-1990	DW	Dwelling	70,000	01-15-1991	100	12-31-1991	MM 11/2 S	12-17-2002	MF	02		02	Bldg Permit Completed	
									01-26-1999	FS	01		00	Meas/Listed-Interior Acces	
									01-15-1991	ML	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	1010	Single Fam M-0	RF	3	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000		1.0000	574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			149,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		397,842
Year Built		1990
Effective Year Built		2001
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		14
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		86
RCNLD		342,100
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
WDC	Wood Decking	L	532	20.00	2001		64		0.00	6,400
BMT	Basement-Unfi	B	904	26.01	2003		86		0.00	21,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	904	904	904	266.65	241,052
BMT	Basement Area	0	904	0	0.00	0
TQS	Three Quarter Story	588	904	588	173.44	156,790
WDK	Wood Deck	0	532	0	0.00	0
Ttl Gross Liv / Lease Area		1,492	3,244	1,492		397,842

