

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ELDRIDGE, CHRISTOPHER F & DAN 145 BRACKEN FERN ROAD MARSTONS MIL MA 02648	1	Level	2	Public Water		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 335,800 151,600	Assessed 335,800 151,600
	4	Gas	1	Paved					
	6	Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 448/87					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 50		#DL 2		Life Estate					
GIS ID F_948521_2702383		Assoc Pid#		PP STATU					
						Total		487,400	487,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ELDRIDGE, CHRISTOPHER F & DANA C HAYDEN, KAREN E BANK OF NEW YORK TR VIGEANT, MARC J & MICHELLE L VIGEANT, MARC J	34286	027	07-12-2021	U	I	450,000	1F	Year	Code	Assessed	Year	Code	Assessed		
	23092	0254	08-08-2008	U	I	244,900	1S	2023	1010	296,400	2022	1010	249,800		
	22777	0314	03-25-2008	U	I	239,751	1L		1010	137,800		1010	102,100		
	17947	0262	11-20-2003	U	I	10	1A					1010	3,900		
9517	0260	01-15-1995	U	I	100	A	Total		434,200	Total		351,900	Total		315,600

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
0105			MARSTM
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	311,300
Appraised Xf (B) Value (Bldg)	20,600
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	151,600
Special Land Value	0
Total Appraised Parcel Value	487,400
Valuation Method	C
Total Appraised Parcel Value	487,400

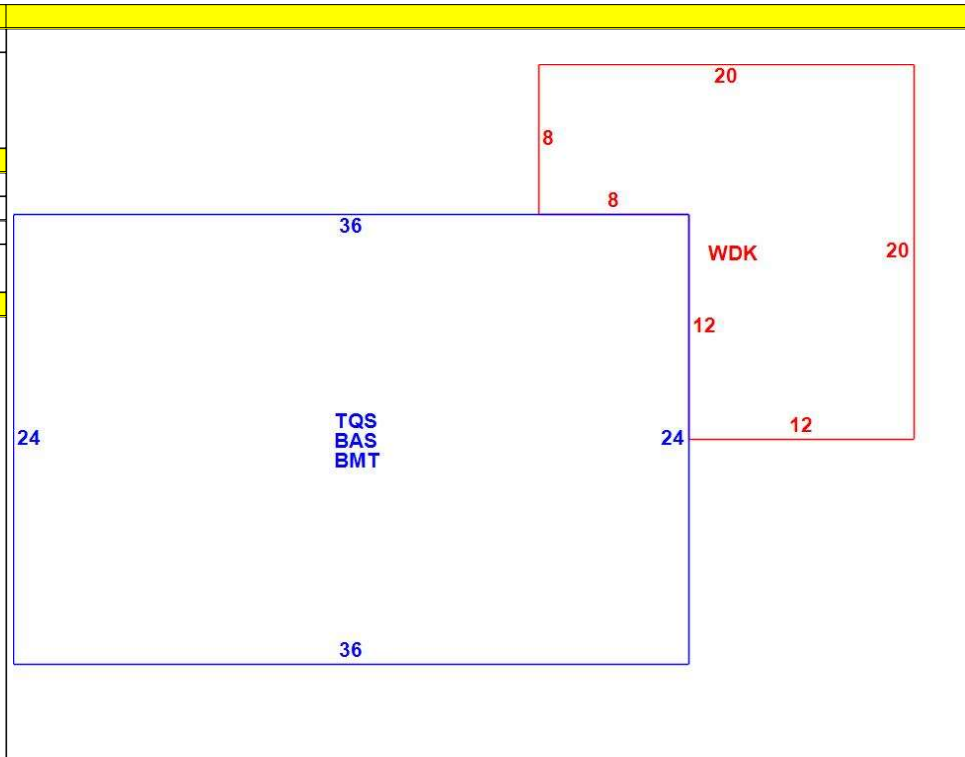
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	09-28-2021	835	Sid/Wind/Roof/	2,344		100		Insulation and Air Sealing.	05-20-2020	LS			FR	Field Review
19-2490	08-01-2019	835	Sid/Wind/Roof/	14,883		100		14 WINDOWS	11-29-2017	KM	02		03	Cycl Insp Comp
B33681	04-01-1990	DW	Dwelling	70,000	01-15-1992	100	12-31-1992	MM 11/2 S	10-19-2015	LH	03		16	In Office Review
									02-21-2014	JR	03		16	In Office Review
									12-30-2009	TP	03		16	In Office Review
									08-12-2008	MA	22		22	Change of Address
									07-14-2005	PT	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	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0105	1.000		1.0000	459,376.1	151,600
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			151,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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	14	Carpet			
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	5				
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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		362,004
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		311,300
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	304	20.00	2001		64		0.00	3,900
BMT	Basement-Unfi	B	864	26.01	2003		86		0.00	20,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	253.86	219,335
BMT	Basement Area	0	864	0	0.00	0
TQS	Three Quarter Story	562	864	562	165.13	142,669
WDK	Wood Deck	0	304	0	0.00	0
Ttl Gross Liv / Lease Area		1,426	2,896	1,426		362,004

