

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RODERICK, ROBIN D 105 BRACKEN FERN RD MARSTONS MIL MA 02648		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 331,900 149,600	Assessed 331,900 149,600
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 54 #DL 2 GIS ID F_948142_2702628			Plan Ref. 448/87 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 481,500 481,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RODERICK, ROBIN D	8613	0007	06-15-1993	Q	I	99,000	U	Year	Code	Assessed	Year	Code	Assessed
SNELL, EMORY G JR	8474	0237	03-15-1993	U	I	55,500	L	2023	1010	292,900	2022	1010	246,900
BEVILACQUA, ROBERT J	7181	0218	06-15-1990	U	V	67,000	N		1010	136,000		1010	100,800
RYAN, CHARLES G JR TR	6881	0271	09-15-1989	U	V	1,750,000	N					1010	2,600
MARSTONS OVERLOOK CORP	6281	0114	05-15-1988	U	V	1,260,000	N	Total		428,900	Total		347,700
								Total			Total		311,900

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	307,500
Appraised Xf (B) Value (Bldg)	21,800
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	481,500
Valuation Method	C
Total Appraised Parcel Value	481,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

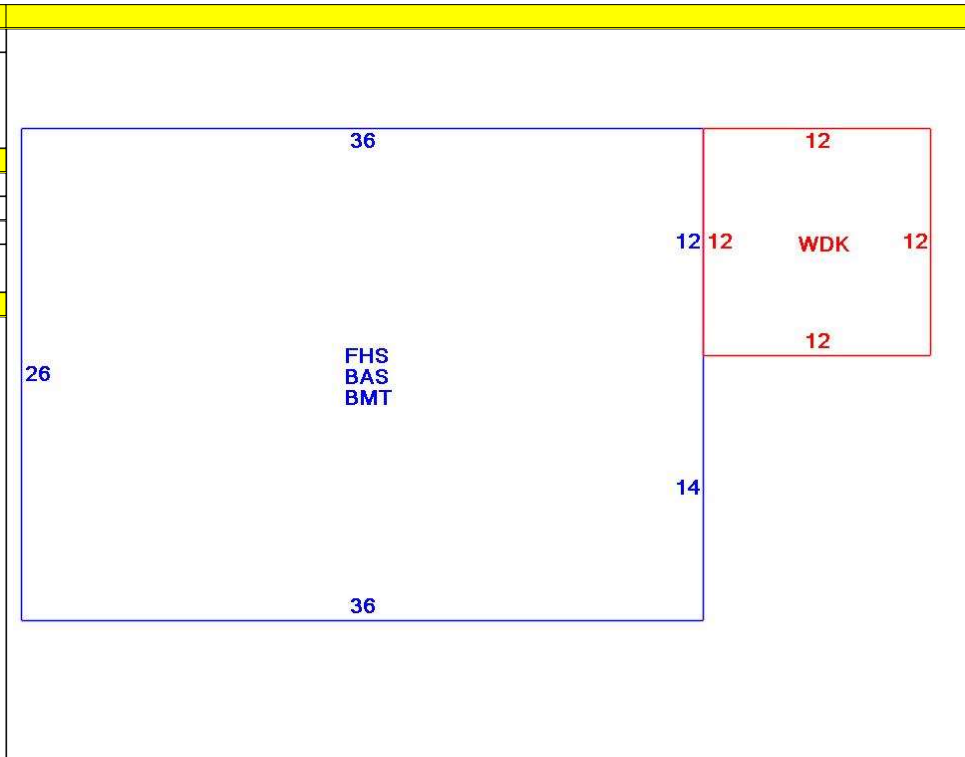
NOTES													

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
201408014	11-17-2014	NR	New Roof	3,400	06-30-2015	100	06-30-2016	RE-ROOF STRIPPING OLD S	05-20-2020	LS			FR	Field Review
76789	05-21-2004	RE	Remodel	1,000	09-15-2004	100	01-01-2004		12-07-2017	KM	02		03	Cycl Insp Comp
B33715	05-01-1990	DW	Dwelling	70,000	01-15-1994	100	12-31-1994	MM 11/2 S	01-23-2014	JR	03		16	In Office Review
									07-14-2005	PT	02		01	Meas/Est
									09-15-2004	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0105	1.000		1.0000	554,178.6
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			149,600

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	05	Hot Water			
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					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		357,501	
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		307,500	
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
WDC	Wood Decking	L	144	20.00	2001		64		0.00	2,600
BMT	Basement-Unfi	B	936	26.01	2003		86		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	254.63	238,334
BMT	Basement Area	0	936	0	0.00	0
FHS	Half Story	468	936	468	127.32	119,167
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,404	2,952	1,404		357,501

