

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANSBACH, RONALD J&MASTROIA  285 OLDE HOMESTEAD DRIVE  MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	683,500	683,500
			2 Public Water			RES LAND	1010	188,300	188,300
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 412/40, 482/90					
BID Parcel		ResExpt Q NO APP:		Land Ct#					
#DL 1 LOTS 47 & 48A		Life Estate		#SR					
#DL 2		PP STATU		Assoc Pid#					
GIS ID F_946393_2704603									

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANSBACH, RONALD J&MASTROIANNI,	33165	0184	08-14-2020	Q	I	605,000	00	Year	Code	Assessed	Year	Code	Assessed			
LAFHAMME JOHN F JR & BARBARA J TR	28279	0127	07-23-2014	U	I	1	1A	2023	1010	604,700	2022	1010	511,400			
LAFHAMME, JOHN F JR & BARBARA J	14231	0281	09-14-2001	Q	I	412,000	00		1010	186,000		1010	132,300			
SCALES, TIMOTHY J & KEELEY T	12476	0214	08-16-1999	Q	I	280,000	00					1010	3,200			
BIZZARRO, LEONARD A & DAWN R	10974	0020	09-26-1997	Q	I	250,000	00	Total		790,700	Total		643,700	Total		571,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			MARSTM				

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	623,100		
				Appraised Xf (B) Value (Bldg)	57,200		
				Appraised Ob (B) Value (Bldg)	3,200		
				Appraised Land Value (Bldg)	188,300		
				Special Land Value	0		
				Total Appraised Parcel Value	871,800		
				Valuation Method	C		
				Total Appraised Parcel Value	871,800		

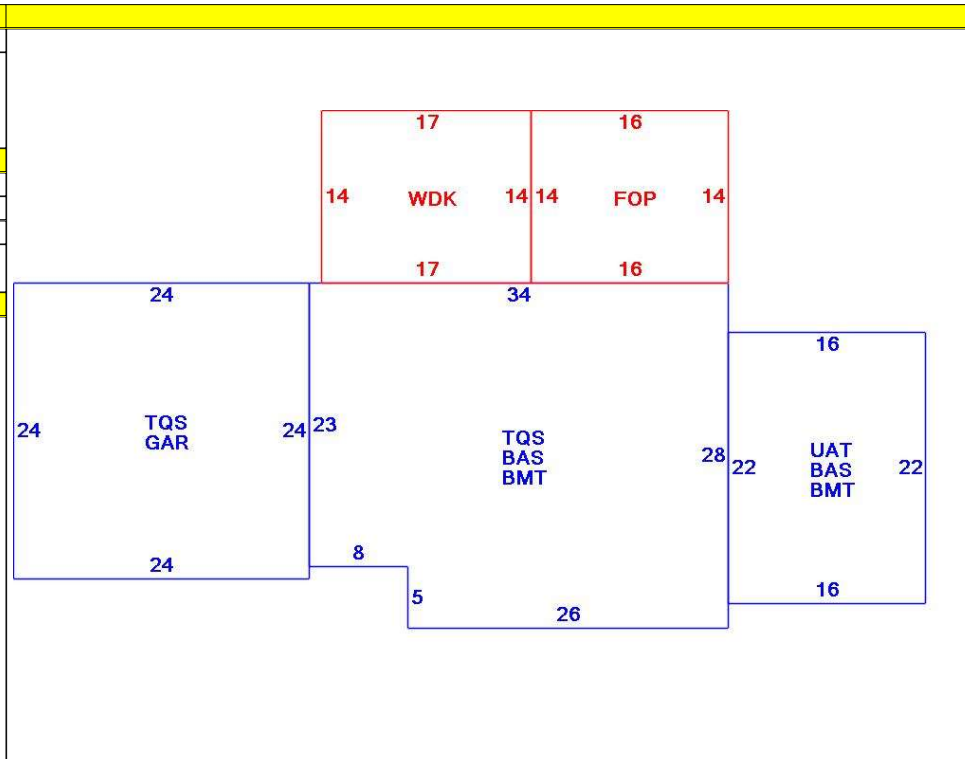
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-3	01-05-2021	835	Sid/Wind/Roof/	7,000		100			05-20-2020	LS			FR	Field Review	
201506437	10-06-2015	PV	Solar PV Syste	20,000	03-03-2016	100	06-30-2016	INSTALL SOLAR PANELS ON	03-08-2016	SR	02		02	Bldg Permit Completed	
201405236	08-20-2014	RE	Remodel	100,000	01-07-2015	100	06-30-2015	RE KIT, BTH, LNDRY RENO.	03-26-2015	JR	03		03	Cycl Insp Comp	
200703491	06-06-2007	NR	New Roof	8,000	06-30-2008	100	06-30-2008	NR REROOF STRP OLD SHI	02-13-2015	MW	01		02	Bldg Permit Completed	
B30799	06-01-1987	DW	Dwelling	85,000	01-15-1988	100	06-30-1988	DW MM 1 1/2S	10-10-2014	SR	02		03	Cycl Insp Comp	
									08-13-2014	JR	03		16	In Office Review	
									07-25-2005	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	0.580	AC	176,344.00	1.60055	1.0000	5	1.00	0106	1.150		1.0000	324,578.7	188,300
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value				188,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	733,094
Year Built	1988
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	623,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2002		85		0.00	5,100
WDC	Wood Decking	L	238	20.00	2000		62		0.00	3,200
FOP	Open Porch-ro	B	224	55.00	2002		85		0.00	8,200
GAR	Attached Gara	B	576	40.00	2002		85		0.00	17,400
BMT	Basement-Unfi	B	1,264	26.01	2002		85		0.00	26,500
SOL2	Solar PV Pane	B	32	725.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	323.52	408,928
BMT	Basement Area	0	1,264	0	0.00	0
FOP	Open Porch	0	224	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	967	1,488	967	210.24	312,843
UAT	Attic, Unfinished	0	352	35	32.17	11,323
WDK	Wood Deck	0	238	0	0.00	0
Ttl Gross Liv / Lease Area		2,231	5,406	2,266		733,094

