

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WISE, WALTER P JR & JEAN E 70 BRACKEN FERN RD MARSTONS MIL MA 02648		2 Above Street	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 273,700 151,300	Assessed 273,700 151,300
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 36 #DL 2 GIS ID F_948043_2703000			Plan Ref. 448/85 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 425,000 425,000			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WISE, WALTER P JR & JEAN E		11375 0246	04-23-1998	Q	I	124,900	00	Year	Code	Assessed	Year	Code	Assessed
METCALF, BLAIR & JOAN C		9123 0220	03-15-1994	U	I	72,000	L	2023	1010	236,400	2022	1010	207,200
NATL CREDIT UNION ADM BOARD		8873 0261	11-15-1993	U	I	61,500	L		1010	137,500		1010	101,900
ONEIL, MICHAEL D TR		7040 0113	01-15-1990	U	V	67,000	B					1010	8,100
RYAN, CHARLES G JR TR		6881 0271	09-15-1989	U	V	1,750,000	N	Total		373,900	Total		309,100
								Total			Total		273,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	234,900
Appraised Xf (B) Value (Bldg)	30,700
Appraised Ob (B) Value (Bldg)	8,100
Appraised Land Value (Bldg)	151,300
Special Land Value	0
Total Appraised Parcel Value	425,000
Valuation Method	C
Total Appraised Parcel Value	425,000

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
EXPR-22-9	07-01-2022	835	Sid/Wind/Roof/	14,278		100		Replacement of office sliding d	07-31-2023	YB	03		16	In Office Review
201506542	10-02-2015	NW	New Windows	16,558	06-30-2016	100	06-30-2016	REPLACE WINDOWS UVAL .	05-20-2020	LS			FR	Field Review
39632	07-09-1999	WD	Wood Deck	900	01-01-2000	100	01-01-2000		07-14-2016	KM	02		03	Cycl Insp Comp
B36932	08-01-1994	WD	Wood Deck	3,500	01-15-1995	100	12-31-1995	MM DECK	07-15-2005	PT	02		01	Meas/Est
B33777	05-01-1990	DW	Dwelling	70,000	01-15-1995	100	12-31-1995	MM 11/2 S	12-08-2000	MF			04	Permit/Hold as NewGrth
									02-18-2000	MF	02		02	Bldg Permit Completed
									01-26-1999	FS	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	0.320 AC	176,344.00	2.68059	1.0000	5	1.00	0105	1.000		1.0000	472,707.7	151,300	
Total Card Land Units					0.32 AC	Parcel Total Land Area					0.32	Total Land Value					151,300

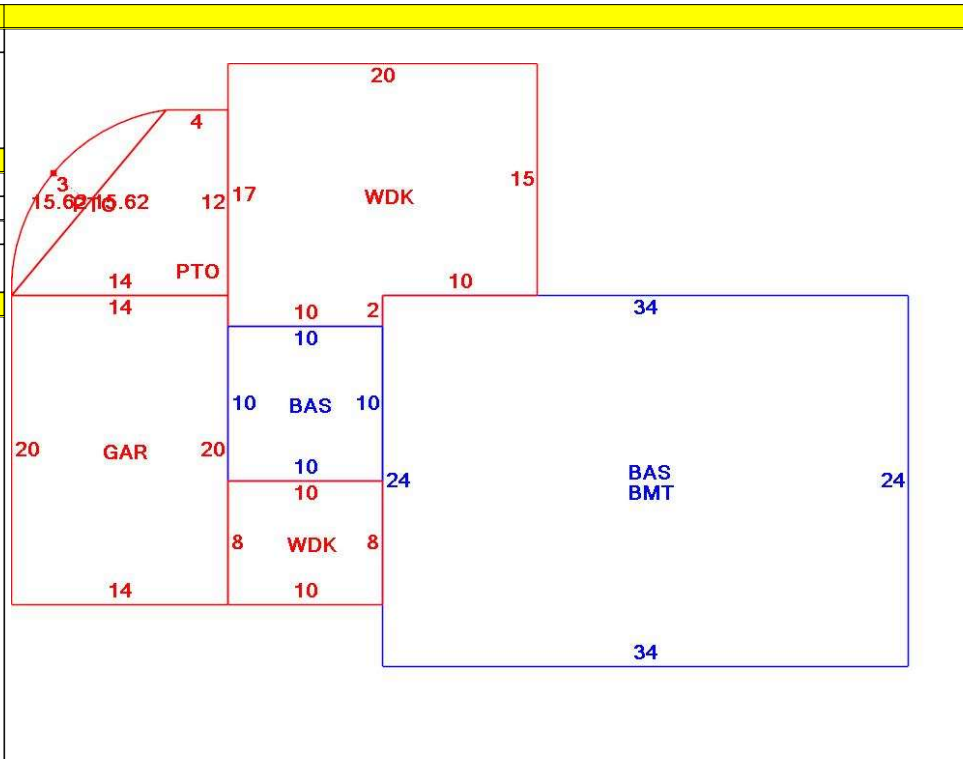
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F 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	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA

Parcel Id		C		Ownr	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Building Value New	273,197
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	234,900
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	400	20.00	2001		64		0.00	4,900
GAR	Attached Gara	B	280	40.00	2003		86		0.00	10,900
BMT	Basement-Unfi	B	816	26.01	2003		86		0.00	19,800
SHED	Shed	L	96	18.00	2016		94		0.00	1,600
PAT2	Patio-Good	L	140	9.94	2016		97		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	916	916	916	298.25	273,197
BMT	Basement Area	0	816	0	0.00	0
GAR	Attached Garage	0	280	0	0.00	0
PTO	Patio	0	140	0	0.00	0
WDK	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		916	2,552	916		273,197

