

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NAKACHI, CHRISTIE A			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
489 MARSTONS LANE				4 Gas			RESIDENTL	1010	733,500	733,500	
CUMMAQUID MA 02637				6 Septic			RES LAND	1010	203,100	203,100	
			SUPPLEMENTAL DATA								
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 28 #DL 2 GIS ID F_992893_2714324			Plan Ref. 361/73 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		936,600	936,600

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NAKACHI, CHRISTIE A			26373 0246	05-30-2012	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DONAHUE, JOSEPH J & MARY C			12689 0183	11-29-1999	Q	I	304,000	00	2023	1010	652,800	2022	1010	560,000	2021	1010	407,700
MUNRO, ROBERT M & CONSTANCE			10300 0106	07-15-1996	Q	I	243,500	U		1010	200,800		1010	142,800		1010	142,800
FERULLO, HARRY A & GRACE P			6474 0022	10-15-1988	U	I	1	A								1010	81,000
FERULLO, HARRY A & GRACE P			3881 0107	09-15-1983	Q	I	165,000	U	Total		853,600	Total		702,800	Total		631,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0106				BARNS

NOTES														
This signature acknowledges a visit by a Data Collector or Assessor														
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										576,000				
Appraised Xf (B) Value (Bldg)										62,100				
Appraised Ob (B) Value (Bldg)										95,400				
Appraised Land Value (Bldg)										203,100				
Special Land Value										0				
Total Appraised Parcel Value										936,600				
Valuation Method										C				
Total Appraised Parcel Value										936,600				

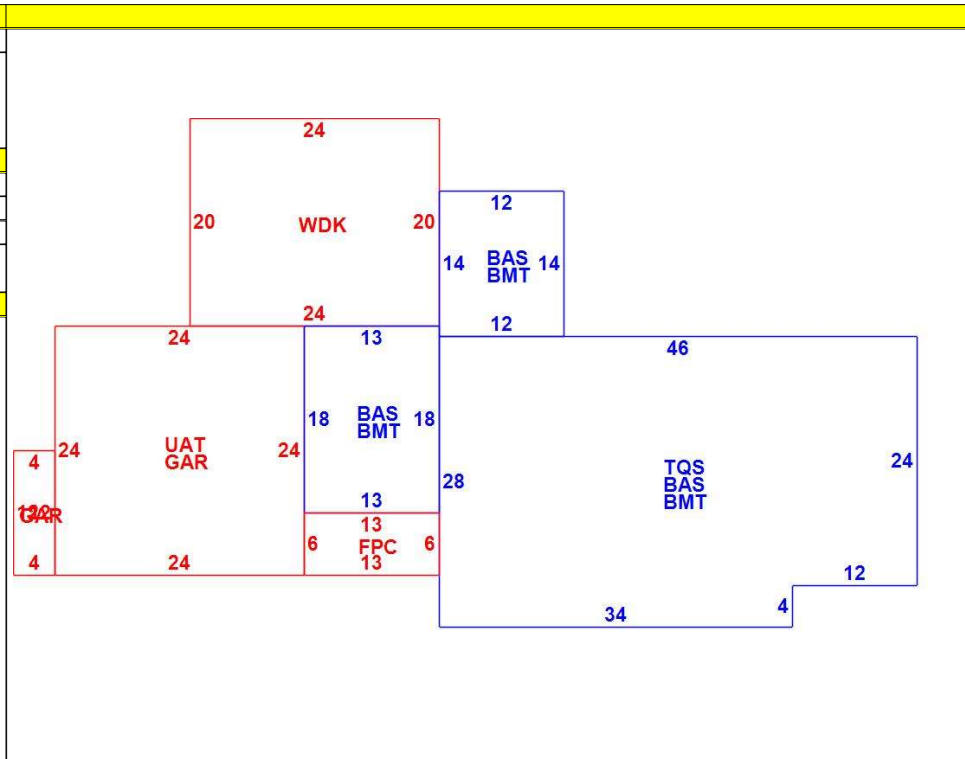
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-370	02-25-2019	830	Pool - Inground	65,000	05-23-2019	100	06-30-2019	Install Private inground pool 18	07-03-2023	WT	01	1	03	Cycl Insp Comp
201106814	12-05-2011	OT	Other	700	06-30-2012	100	06-30-2012	AIR SEAL	05-04-2020	DM			FR	Field Review
89846	01-20-2006	NR	New Roof	14,850	06-30-2006	100	06-30-2006		08-14-2019	SR	01		02	Bldg Permit Completed
18922	10-30-1996	WD	Wood Deck	7,500	09-04-1997	100	01-01-1997	Deck	03-17-2015	SR	01		03	Cycl Insp Comp
B34585	09-01-1991	AD	Addition	14,000	01-15-1992	100	06-30-1992	BA ADD'N	09-08-2014	JR	03		16	In Office Review
B24744	01-01-1983	DW	Dwelling	0	01-15-1984	100	06-30-1984	BA 11/2 S						

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-1	1	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RF-1	1	0.020	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	300	
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			203,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	662,025
Year Built	1983
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	576,000
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	2004		87		0.00	5,200
FPO	Ext FP Openin	B	1	2000.00	2004		87		0.00	1,700
WDC	Wood Decking	L	480	20.00	1999		60		0.00	5,400
FOPC	Open Prch-roo	B	78	55.00	2004		87		0.00	3,400
GAR	Attached Gara	B	624	40.00	2004		87		0.00	18,800
BMT	Basement-Unfi	B	1,642	26.01	2004		87		0.00	33,000
SPL2	Pool Vinyl	L	648	55.00	2019		100	C	1.00	34,200
SPH2	Pool Heater 50	L	1	3081.00	2019		100		0.00	3,100
SPC1	Pool Cover-Au	L	648	17.53	2019		100		0.00	11,400
FNG1	Gate 4'hx3'w	L	2	301.53	2019		100	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,642	1,642	1,642	264.18	433,777
BMT	Basement Area	0	1,642	0	0.00	0
FPC	Open Porch Conc. Floor	0	78	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
TQS	Three Quarter Story	806	1,240	806	171.71	212,926
UAT	Attic, Unfinished	0	576	58	26.60	15,322
WDK	Wood Deck	0	480	0	0.00	0
Ttl Gross Liv / Lease Area		2,448	6,282	2,506		662,025



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
NAKACHI, CHRISTIE A 489 MARSTONS LANE CUMMAQUID MA 02637		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed							
			4 Gas			RESIDNTL	1010	733,500	733,500							
			6 Septic			RES LAND	1010	203,100	203,100							
SUPPLEMENTAL DATA						Total		936,600	936,600							
Alt Prcl ID		Split Zonin		Plan Ref. 361/73												
BID Parcel		ResExpt Q		Land Ct#												
#DL 1 LOT 28		#DL 2		#SR												
GIS ID F_992893_2714324		Assoc Pid#		Life Estate												
PP STATU																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	652,800	2022	1010	560,000			
									1010	200,800		1010	142,800			
								Total		853,600	Total		702,800			
								Total			Total		631,500			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total								APPRAISED VALUE SUMMARY								
								Appraised Bldg. Value (Card) 576,000								
								Appraised Xf (B) Value (Bldg) 62,100								
								Appraised Ob (B) Value (Bldg) 95,400								
								Appraised Land Value (Bldg) 203,100								
								Special Land Value 0								
								Total Appraised Parcel Value 936,600								
								Valuation Method C								
								Total Appraised Parcel Value 936,600								
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		
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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C	Owne	0.0	
Roof Structure	03	Gable/Hip						B	S		
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				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	
FNP3	FENCE VINYL	L	222	27.05	2019		100	C	1.00	6,000	
PAT2	Patio-Good	L	1,736	9.94	2019		100		0.00	14,400	
FPIT	Fire Pit	L	1	3010.00	2019		100	C	1.00	3,000	
SHED	Shed	L	160	18.00	2019		100		0.00	2,900	
PHS1	Pool Hs/Elect,	L	160	90.00	2022		100	C	1.00	14,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											