

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FERRARO, MICHAEL E  57 EMERALD LANE  MARSTONS MIL MA 02648		3   Below Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	242,500	242,500
			2   Public Water			RES LAND	1010	156,500	156,500
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q NO APP:		Land Ct# 30751-I (SH 1)					
#DL 1 LOT 407		#DL 2		Life Estate					
GIS ID F_947804_2709484		Assoc Pid#							
						Total		399,000	399,000

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FERRARO, MICHAEL E	D138687	0	03-27-2009	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
FERRARO, MICHAEL E & KATHLEEN M	C157048	0	03-28-2000	Q	I	160,000	00	2023	1010	242,500	2022	1010	204,300
BOYNTON, ROY E JR & MARJORIE H	C101061	0	04-15-1985	Q	I	69,900	U		1010	142,300		1010	105,400
TRIPP, THEODORE S ET UX	C97115	0	06-15-1984	Q	I	61,000	U					1010	5,200
MILANO, JAMES JR & KATHLEEN	C71567	0	08-22-1977	U		0		Total		384,800	Total		309,700
								Total		284,600	Total		284,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00				
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)	218,100		
Appraised Xf (B) Value (Bldg)	19,200		
Appraised Ob (B) Value (Bldg)	5,200		
Appraised Land Value (Bldg)	156,500		
Special Land Value	0		
Total Appraised Parcel Value	399,000		
Valuation Method	C		
Total Appraised Parcel Value	399,000		

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
76197	04-26-2004	OB	Out Building	500	09-09-2004	100	01-01-2005		12-06-2022	SR	02		03	Cycl Insp Comp
B37654	04-01-1995	AD	Addition	3,000	01-15-1996	100	12-31-1996	MM REPAIR	05-15-2020	LS			FR	Field Review
B19135	04-01-1977	DW	Dwelling	0	01-15-1978	100	12-31-1978	MM 11/2 S	05-01-2020	TR	03		16	In Office Review
									10-10-2018	JB	03		16	In Office Review
									10-27-2017	JL	03		16	In Office Review
									05-03-2017	SR	01		14	Cyclical Inspection
									10-19-2016	LH	03		16	In Office Review

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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000		1.0000	326,042.4	156,500
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			156,500	

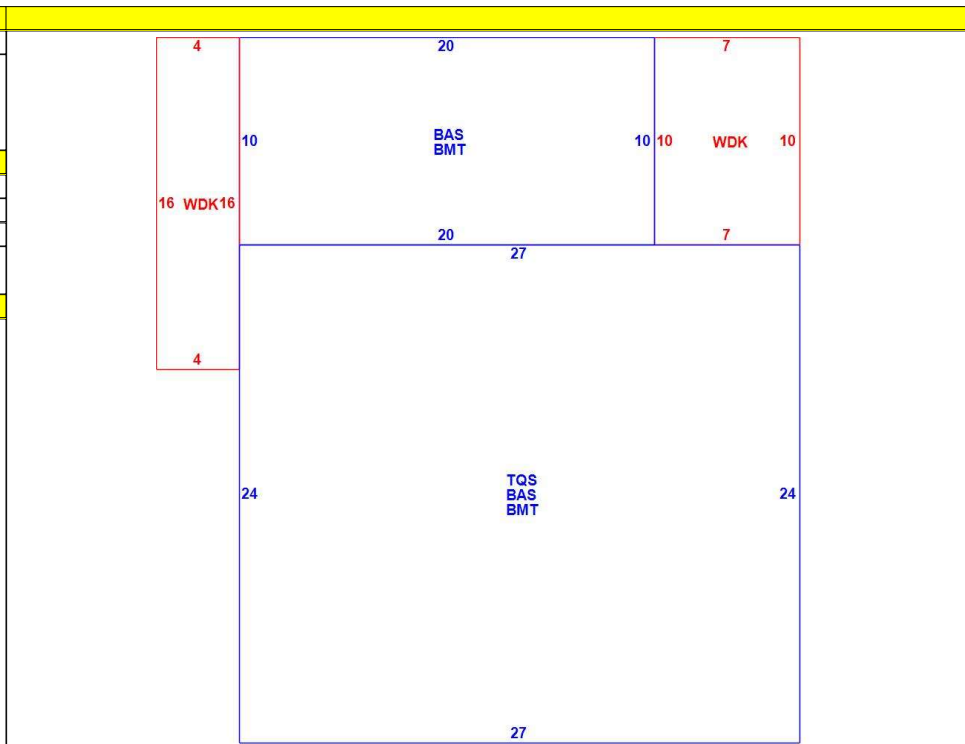
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	05	Salt Box			
Roof Cover	03	Asph/F 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	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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	269,269
Year Built	1977
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	218,100
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
WDC	Wood Decking	L	70	20.00	1997		56		0.00	1,900
BMT	Basement-Unfi	B	848	26.01	1996		81		0.00	19,200
SHED	Shed	L	120	18.00	2004		70		0.00	1,500
WDC	Wood Decking	L	64	20.00	1997		56		0.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	848	848	848	212.19	179,937
BMT	Basement Area	0	848	0	0.00	0
TQS	Three Quarter Story	421	648	421	137.86	89,332
WDK	Wood Deck	0	134	0	0.00	0
Ttl Gross Liv / Lease Area		1,269	2,478	1,269		269,269

