

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRIFTI, JOHN S & JANICE M 41 BLACKTHORN ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	358,000	358,000
			6 Septic			RES LAND	1010	158,000	158,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 431 #DL 2 GIS ID F_948193_2709951				Plan Ref. Land Ct# 30751-I (SH 1) #SR Life Estate PP STATU Assoc Pid#		Total 516,000 516,000			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRIFTI, JANICE M	C233217	0	06-20-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PRIFTI, JOHN S & JANICE M	C167994	0	01-22-2003	Q	I	285,000	00	2023	1010	317,700	2022	1010	268,000
KEENAN, OWEN P III	C155995	0	12-22-1999	Q	I	172,500	00		1010	143,600		1010	106,400
FIANDACA, MICHAEL P & GINA T	C139028	0	11-22-1995	Q	I	130,000	U					1010	16,400
MADDEN, MICHAEL J & ELAINE	C130455	0	06-15-1993	U	I	110,000	A	Total 461,300 Total 374,400 Total 336,100					

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	5C	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)	308,600
Appraised Xf (B) Value (Bldg)	28,000
Appraised Ob (B) Value (Bldg)	21,400
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	516,000
Valuation Method	C
Total Appraised Parcel Value	516,000

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-22-5	01-13-2022	835	Sid/Wind/Roof/	4,220	06-30-2022	100	06-30-2022	Insulation and Air Sealing.	12-05-2022	DB	01		03	Cycl Insp Comp
17-4190	12-04-2017	835	Sid/Wind/Roof/	5,000	06-30-2018	100	06-30-2018	re-side	05-15-2020	LS			FR	Field Review
83433	04-15-2005	NR	New Roof	3,000	09-09-2005	100	01-01-2006		04-24-2017	SR	01		14	Cyclical Inspection
B25185	05-01-1983	DG	Detached Gara	0	01-15-1984	100	12-31-1984	MM GARAGE	03-28-2014	JR	03		16	In Office Review
B18122	12-01-1975	DW	Dwelling	0	01-15-1976	100	12-31-1976	MM 11/2 S	01-07-2011	MA	03		16	In Office Review
									09-09-2005	MF	04		44	Drive by inspection only
									08-04-2005	PT	04		44	Drive by inspection only

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	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	385,753
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	308,600
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	1995		80		0.00	4,800
FGR2	Garage- Avg-	L	360	50.00	1983		64	00	1.00	11,500
BRR	Bsmt Rec Rm-	B	450	8.05	1995		80		0.00	2,900
WDC	Deck comp w	L	300	28.00	2020		100		0.00	8,400
BMT	Basement-Unfi	B	936	26.01	1995		80		0.00	20,300
PAT2	Patio-Good	L	171	9.94	1998		79		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	249.84	233,850
BMT	Basement Area	0	936	0	0.00	0
PTO	Patio	0	171	0	0.00	0
TQS	Three Quarter Story	608	936	608	162.29	151,903
WDK	Wood Deck	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		1,544	3,279	1,544		385,753

