

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCDONALD, CHRISTOPHER & STEP 52 BLACKTHORN RD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	505,700	505,700
			6 Septic			RES LAND	1010	162,100	162,100
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 30751-I (SH 1)					
#DL 1 LOT 442		#DL 2		#SR					
GIS ID F_948382_2710035		Assoc Pid#		Life Estate					
				PP STATU					
						Total		667,800	667,800

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCDONALD, CHRISTOPHER & STEPHA		C174722	0	10-15-2004	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed
EMERSON, DENNIS & REBECCA S		C130569	0	06-15-1993	Q	I	130,000	U	2023	1010	451,500	2022	1010	381,300
SCOTT, WILLIAM		C127274	0	07-15-1992	Q	I	141,000	U		1010	147,300		1010	109,100
MARKS, ROBERT J & GERTRUDE		C85823	0	06-15-1981	U		0						1010	12,400
						Total		598,800	Total		490,400	Total		440,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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)	440,900
Appraised Xf (B) Value (Bldg)	54,000
Appraised Ob (B) Value (Bldg)	10,800
Appraised Land Value (Bldg)	162,100
Special Land Value	0
Total Appraised Parcel Value	667,800
Valuation Method	C
Total Appraised Parcel Value	667,800

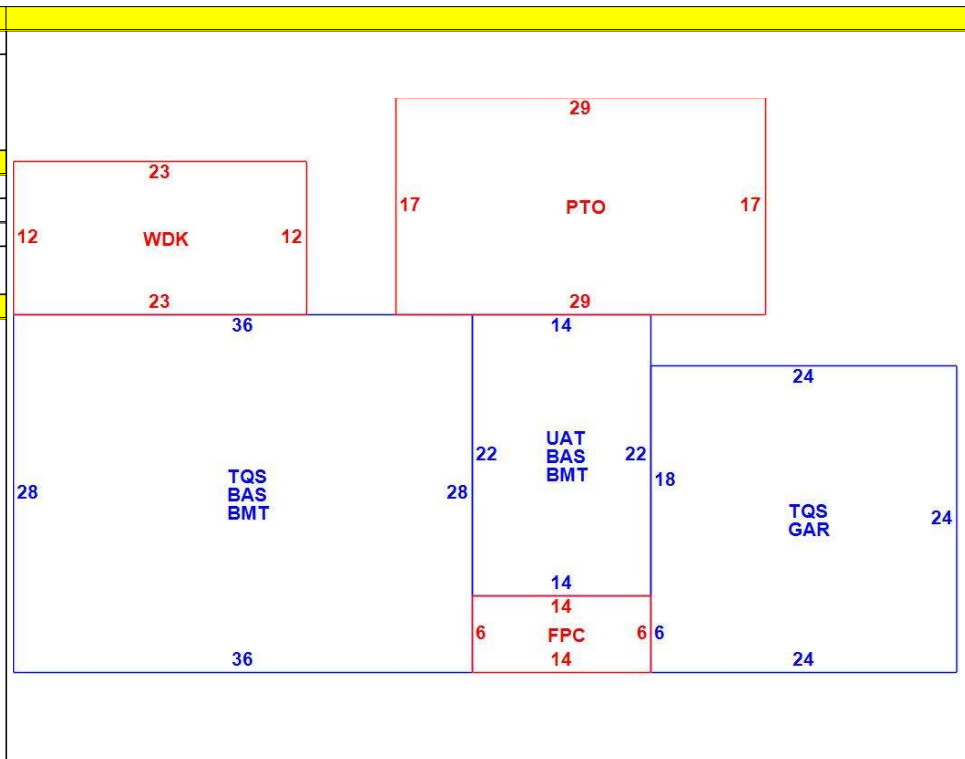
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1349	06-01-2020	835	Sid/Wind/Roof/	11,000	06-30-2020	100	06-30-2020	RE roof Installing GAF Archite	12-05-2022	DB	01		03	Cycl Insp Comp
16-2459	08-29-2016	822	Insulation	1,400	06-30-2017	100	06-30-2017	wEATHERIZATION	05-15-2020	LS			FR	Field Review
62776	08-01-2002	RE	Remodel	36,864	09-12-2002	100	01-01-2003	FIN ATTIC OVER GAR W/DO	01-12-2015	MW	02		02	Bldg Permit Completed
B18985	03-01-1977	DW	Dwelling	0	01-15-1979	100	06-30-1979	MM 11/2 S	01-12-2015	SR	01		03	Cycl Insp Comp
									08-21-2014	JR	03		16	In Office Review
									12-08-2005	JK	22		22	Change of Address
									08-04-2005	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	0.560	AC	176,344.00	1.64114	1.0000	5	1.00	0105	1.000		1.0000	289,398.1	162,100
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			162,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		544,285
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		440,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
FPO	Ext FP Openin	B	2	2000.00	1996		81		0.00	3,200
WDC	Wood Decking	L	276	20.00	2002		66		0.00	3,800
FOPC	Open Prch-roo	B	84	55.00	1996		81		0.00	3,300
GAR	Attached Gara	B	576	40.00	1996		81		0.00	16,600
BMT	Basement-Unfi	B	1,316	26.01	1996		81		0.00	26,000
PAT2	Patio-Good	L	232	9.94	2003		84		0.00	2,100
SHD2	Shed w/Elec	L	192	26.00	2014		90		0.00	4,500
SHED	Shed	L	40	18.00	1997		56		0.00	400
SOL2	Solar PV Pane	B	40	725.00	1996		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,316	1,316	1,316	228.98	301,338
BMT	Basement Area	0	1,316	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	493	0	0.00	0
TQS	Three Quarter Story	1,030	1,584	1,030	148.89	235,849
UAT	Attic, Unfinished	0	308	31	23.05	7,098
WDK	Wood Deck	0	276	0	0.00	0
Ttl Gross Liv / Lease Area		2,346	5,953	2,377		544,285

