

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
ROMANO, FRANWILL & ANDREA A C 318 OLD MILL ROAD MARSTONS MIL MA 02648	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDENTL	1010	359,800	359,800		
		2 Public Water				RES LAND	1010	160,400	160,400		
SUPPLEMENTAL DATA						Total				520,200	520,200
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q NO APP:		Land Ct# 30751-C (SH 8)							
#DL 1 LOT 150		#DL 2		Life Estate							
GIS ID F_948564_2709819		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROMANO, FRANWILL & ANDREA A CAVA	C229673	0	04-14-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
ROMANO, FRANWILL	C229667	0	04-14-2022	Q	I	635,000	00	2023	1010	324,900	2022	1010	275,900
PHELAN, KYLE	C209826	0	06-14-2016	Q	I	325,000	00		1010	145,800		1010	108,000
BOULAY, DAVID P & RIAHANON	C167144	0	11-01-2002	U	I	1	1A					1010	18,400
BOULAY, DAVID P	C166878	0	10-11-2002	U	I	1	1A	Total		470,700	Total		383,900
								Total		344,700	Total		344,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 304,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 37,200				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES			
<p>Appraised Ob (B) Value (Bldg) 18,400</p> <p>Appraised Land Value (Bldg) 160,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 520,200</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 520,200</p>			

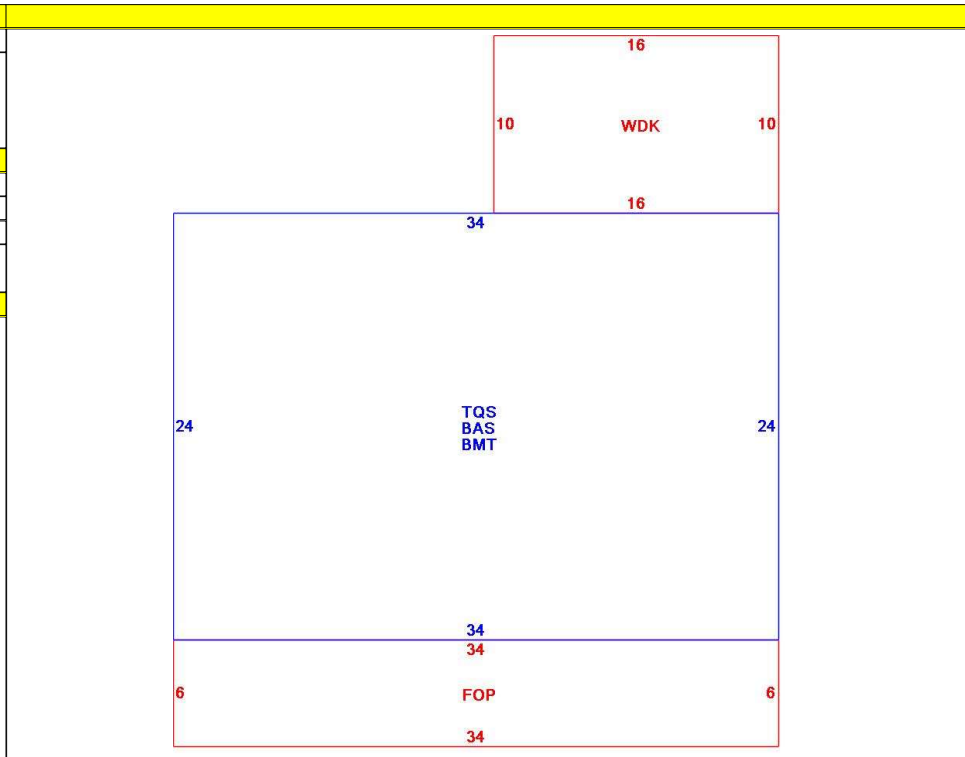
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-20-36	01-12-2021	804	Addn Alt-Res	8,000	06-30-2021	100	06-30-2021	Removal of two small existing	06-30-2021	TR	03		02	Bldg Permit Completed	
69539	06-17-2003	AD	Addition	7,000	10-01-2003	100	01-01-2004		05-15-2020	LS				FR	Field Review
23484	06-02-1997	DW	Dwelling	86,020	12-03-1997	100	01-01-1998		02-20-2019	SR	01			03	Cycl Insp Comp
									02-13-2014	JR	03			16	In Office Review
									08-12-2005	PT	02			01	Meas/Est
									10-01-2003	MF	02			02	Bldg Permit Completed
									12-03-1997	LK	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	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0105	1.000		1.0000	297,086.7	160,400
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			160,400	

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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	345,720
Year Built	1997
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	304,200
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	2006		88		0.00	5,300
FGR2	Garage- Avg-	L	320	50.00	2003		84	00	1.00	13,400
WDC	Wood Decking	L	160	20.00	2004		70		0.00	3,000
FOP	Open Porch-ro	B	204	55.00	2006		88		0.00	8,000
BMT	Basement-Unfi	B	816	26.01	2006		88		0.00	20,200
SHED	Shed	L	80	18.00	2005		72		0.00	1,000
SHED	Shed	L	80	18.00	2005		72		0.00	1,000
BRR	Bsmnt Rec Rm-	B	529	8.05	2021		88	C	0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	256.85	209,590
BMT	Basement Area	0	816	0	0.00	0
FOP	Open Porch	0	204	0	0.00	0
TQS	Three Quarter Story	530	816	530	166.83	136,131
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,346	2,812	1,346		345,721

