

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCPHERSON, THOMAS JR ESTATE 1593 RACE LANE MARSTONS MIL MA 02648				1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDNTL	1010	375,500	375,500	
SUPPLEMENTAL DATA								RES LAND	1010	158,000	158,000	
Alt Prcl ID				Split Zonin		Plan Ref.						
BID Parcel				ResExpt Q		Land Ct# 30751-I (SH 4)						
#DL 1 LOT 482				#DL 2		Life Estate						
GIS ID F_948546_2712160				Assoc Pid#								
								Total		533,500	533,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
HINCKLEY, MATTHEW & KIND, MADISON	C233112	0	06-06-2023	Q	I	400,000	00	2023	1010	334,300	2022	1010	280,500	2021	1010	238,500
MCPHERSON, THOMAS JR ESTATE OF	1482141	0	04-22-2022	U	I	0	1F		1010	143,600		1010	106,400		1010	106,400
MCPHERSON, THOMAS JR	C231656	0	08-01-2017	U	I	0	1								1010	3,300
MCPHERSON, THOMAS JR & SUSAN M	C177018	0	06-15-2005	U	I	100	1A									
MCPHERSON, THOMAS JR	C113854	0	04-15-1988	Q	I	75,000	U									
								Total		477,900	Total		386,900	Total		348,200

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	0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM		Appraised Bldg. Value (Card)	336,700	
					Appraised Xf (B) Value (Bldg)	35,500	
					Appraised Ob (B) Value (Bldg)	3,300	
					Appraised Land Value (Bldg)	158,000	
					Special Land Value	0	
					Total Appraised Parcel Value	533,500	
					Valuation Method	C	
				Total Appraised Parcel Value	533,500		

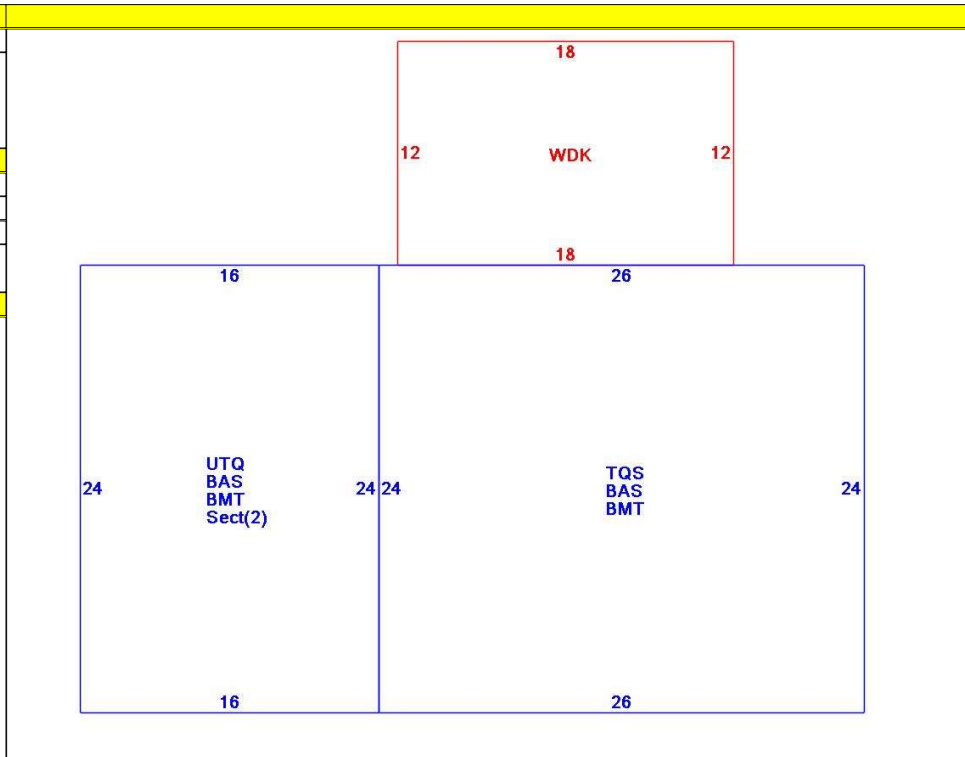
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200703893	06-22-2007	PL	Plumbing		02-27-2008	100	06-30-2008	EXPIRED	05-15-2020	LS			FR	Field Review
88191	11-03-2005	AD	Addition	34,500	07-14-2015	100	06-30-2015	16X24 ADDN	07-20-2015	SR	02		02	Bldg Permit Completed
B18853	12-01-1976	DW	Dwelling	0	01-15-1978	100	06-30-1978	MM 11/2 S	07-19-2013	RB	03		13	CALL BACK
									08-19-2011	MK	02		13	CALL BACK
									08-14-2009	NF	03		13	CALL BACK
									04-30-2008	MK	02		13	CALL BACK
									03-07-2007	JG	03		52	New Construction

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
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			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	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	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	398,015
Year Built	1976
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	336,700
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
BRR	Bsmt Rec Rm-	B	310	8.05	1996		81		0.00	2,000
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
WDC	Wood Decking	L	216	20.00	2002		66		0.00	3,300
BMT	Basement-Unfi	B	624	26.01	1996		81		0.00	15,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	247.83	154,646
BMT	Basement Area	0	624	0	0.00	0
TQS	Three Quarter Story	406	624	406	161.25	100,619
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,030	2,088	1,030		255,265



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				Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct# 30751-I (SH 4)					
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								Total		533,500	533,500	

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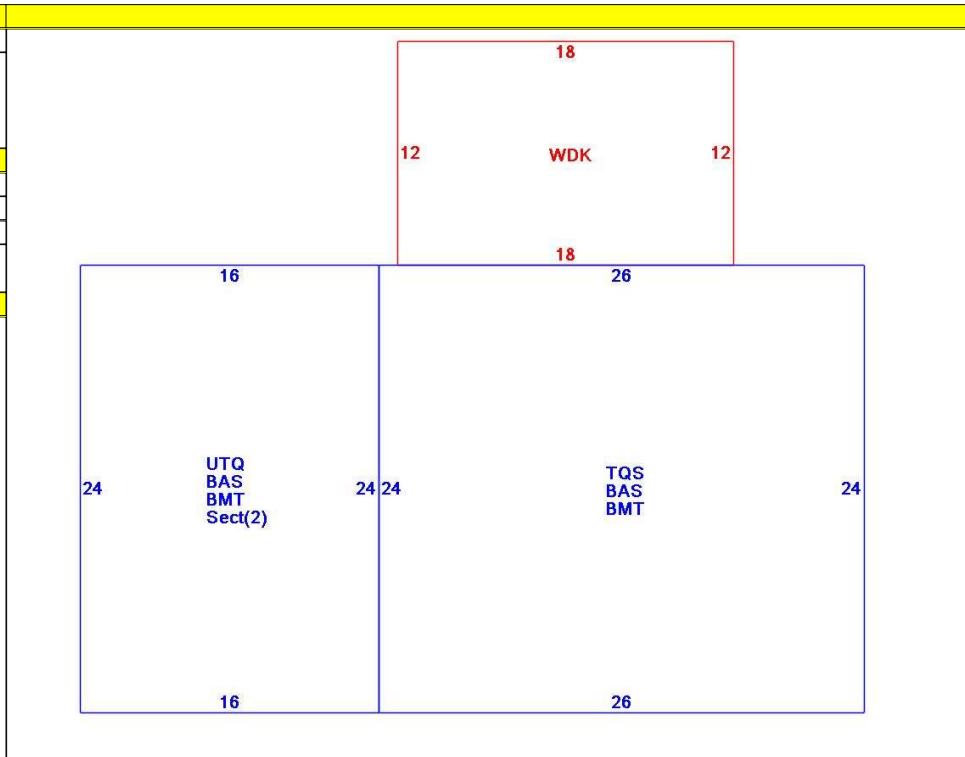
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Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
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			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	398,015
Year Built	2005
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	336,700
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
BMT	Basement-Unfi	B	384	26.01	2010		91		0.00	12,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	384	384	384	247.83	95,167
BMT	Basement Area	0	384	0	0.00	0
UTQ	Unfinished Three-quarter story	0	384	192	123.92	47,583
Ttl Gross Liv / Lease Area		384	1,152	576		142,750

