

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAHANNAH, JENNIFER 38 TURTLEBACK ROAD MARSTONS MIL MA 02648		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	307,800	307,800
			2 Public Water			RES LAND	1010	170,000	170,000
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q NO APP:		Land Ct# 30751-E					
#DL 1 LOT 305		#DL 2		Life Estate					
GIS ID F_948919_2711143				Assoc Pid#					
						477,800			
						477,800			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAHANNAH, JENNIFER	C226464	0	06-01-2021	U	I	360,000	1	Year	Code	Assessed	Year	Code	Assessed			
COLLINS, JOHN C ESTATE OF	1,430,228	0	01-30-2021	U	I	0	1F	2023	1010	265,700	2022	1010	230,200			
COLLINS, JOHN C	C201760	0	10-17-2013	Q	I	225,500	00		1010	154,500		1010	114,400			
KIRSCHENHEITER, BERTHA	C201126	0	08-09-2013	U	I	1	1F					1010	2,500			
KIRSCHENHEITER, JOHN F & BERTHA	C99115	0	11-21-1984	Q	V	16,000	U									
Total								420,200		Total		344,600		Total		304,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	264,500		
												Appraised Xf (B) Value (Bldg)	40,800		
												Appraised Ob (B) Value (Bldg)	2,500		
												Appraised Land Value (Bldg)	170,000		
												Special Land Value	0		
												Total Appraised Parcel Value	477,800		
												Valuation Method	C		
												Total Appraised Parcel Value	477,800		

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
EXPR-21-1	09-01-2021	835	Sid/Wind/Roof/	3,531		100		WEATHERIZATION, AIR SEA	05-15-2020	LS			FR	Field Review
EXPR-21-1	08-23-2021	835	Sid/Wind/Roof/	11,215		100		Removing and replacing (12)	02-23-2018	KM	02		03	Cycl Insp Comp
B27636	03-02-1985	DW	Dwelling	45,000	01-15-1986	100	12-31-1986	MM 1 STOR	03-26-2015	JR	03		03	Cycl Insp Comp
B27636A	03-01-1985	DW	Dwelling	45,000	01-15-1986	100	12-31-1986	MM 1 STOR	09-29-2014	GC	03		16	In Office Review
									09-12-2005	PT	02		01	Meas/Est
									07-27-1999	MF	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	0.700	AC	176,344.00	1.37675	1.0000	5	1.00	0105	1.000		1.0000	242,790.4	170,000
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value				170,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
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	314,889
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	264,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
WDC	Wood Decking	L	160	20.00	1999		60		0.00	2,500
GAR	Attached Gara	B	336	40.00	2000		84		0.00	12,100
BMT	Basement-Unfi	B	1,092	26.01	2000		84		0.00	23,700
UST	Utility Storage-	B	64	17.11	2000		84		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	288.36	314,889
BMT	Basement Area	0	1,092	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
UST	Utility Enclosure	0	64	0	0.00	0
WDC	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,092	2,744	1,092		314,889

