

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NELSON, ANDREW P						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
115 BAXTERS NECK ROAD						RESIDENTL	1010	2,099,400	2,099,400	
MARSTONS MIL MA 02648						RES LAND	1010	218,200	218,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5 #DL 2 GIS ID F_952315_2695313				Plan Ref. Land Ct# 15593-B #SR Life Estate PP STATU Assoc Pid#						
						Total 2,317,600 2,317,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NELSON, ANDREW P	C204782	0	10-24-2014	U	V	225,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
REITER, JOAN	#D73859	0	09-03-1998		V	0		2023	1010	1,858,500	2022	1010	1,044,600	2021	1010	807,400	
FEIN, MICHAEL S & RAE ANN	C150000	0	09-03-1998	Q	V	125,000	1		1010	198,400		1010	136,400		1010	138,500	
DALTON, JOSEPH M JR & REITER, JOAN	C116091	0	11-22-1988	U	V	120,000	N										
SHAWMUT WORCESTER COUNTY BAN	C115764	0	10-15-1988	U	V	1	B										
Total								2,056,900		Total		1,181,000		Total		1,032,400	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2016	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			MARSTM

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,903,300
Appraised Xf (B) Value (Bldg)			90,500
Appraised Ob (B) Value (Bldg)			105,600
Appraised Land Value (Bldg)			218,200
Special Land Value			0
Total Appraised Parcel Value			2,317,600
Valuation Method			C
Total Appraised Parcel Value			2,317,600

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
SM-21-94	08-02-2021	834	Sheet Metal	20,000	06-30-2022	100	06-30-2022	Install new ductwork for 1 HVA	04-07-2022	CK	02		02	Bldg Permit Completed
BLDR-21-38	04-13-2021	804	Addn Alt-Res	410,000	04-07-2022	100	06-30-2022	Addition of 2,431 sq. ft. gross li	05-29-2020	DM			FR	Field Review
18-1980	07-16-2018	833	Shd-Res-under	0	06-24-2019	100	06-30-2019	12x16 Shed	07-26-2019	SR	02		02	Bldg Permit Completed
18-100	03-02-2018	830	Pool - Inground	33,300	06-24-2019	100	06-30-2019	20X40 Roman end rectangle P	07-20-2018	SR	02		13	CALL BACK
17-4374	01-05-2018	834	Sheet Metal	8,000	06-21-2018	100	06-30-2018	added new system to heat and	02-01-2016	GC	03		16	In Office Review
17-3266	10-11-2017	804	Addn Alt-Res	175,000	06-21-2018	100	06-30-2018	SUNROOM ADDITION, ADDI	10-26-2015	JR	03		16	In Office Review
201406226	10-07-2014	DW	Dwelling	497,282	06-15-2015	100	06-30-2015	TO BUILD A NEW CONSTRU	06-24-2015	SR	01		02	Bldg Permit Completed

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0107	1.400	FD PARCEL GOES WITH 05		1.0000	474,330.0	218,200
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value				218,200	

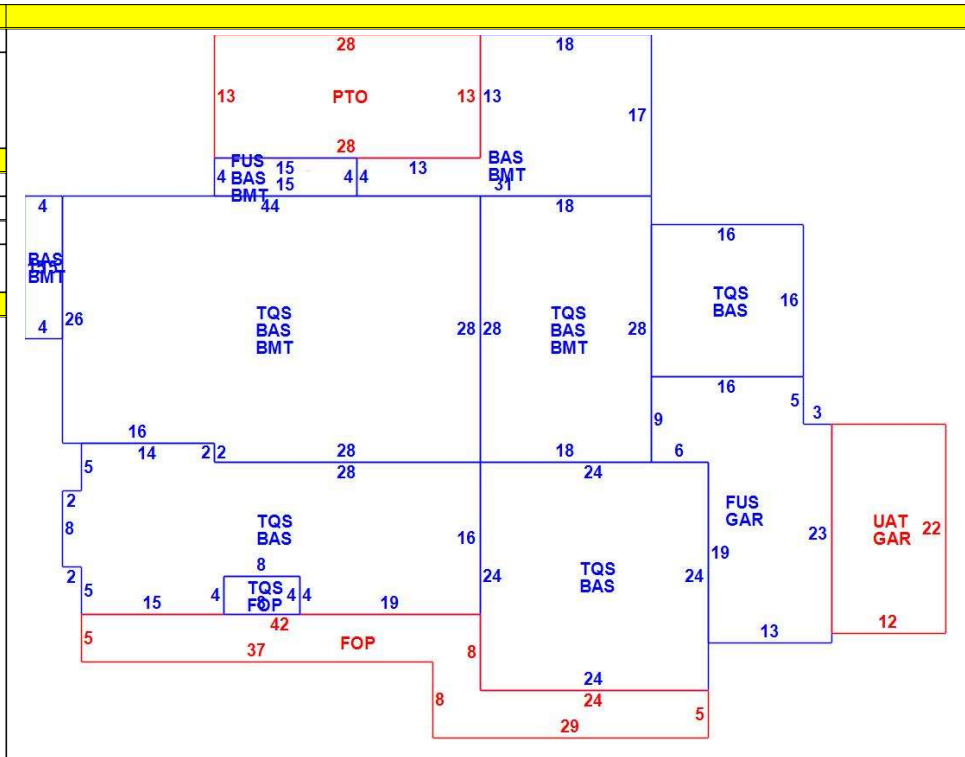
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			Building Value New		1,922,481
			Year Built		2014
			Effective Year Built		2018
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		99
			Percent Good		
			RCNLD		1,903,300
			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
FPLG	Gas Fireplace-	B	2	2500.00	2019		99		0.00	5,000
BMT	Basement-Unfi	B	2,182	26.01	2019		99		0.00	47,500
FOP	Open Porch-ro	B	402	55.00	2019		99		0.00	15,500
GAR	Attached Gara	B	667	40.00	2019		99		0.00	22,500
SPL2	Pool Vinyl	L	800	55.00	2018		98	C	1.00	40,100
SPH3	Pool Heater 80	L	1	4116.00	2018		98		0.00	4,000
PATS	Patio-Concrete	L	1,592	20.00	2018		99		0.00	26,500
PATS	Patio-Concrete	L	364	20.00	2018		99		0.00	7,100
GEN	Emergency Ge	L	1	5550.00	2018		98		0.00	5,400
SHED	Shed	L	192	18.00	2018		98		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,698	3,698	3,698	305.11	1,128,287
BMT	Basement Area	0	2,182	0	0.00	0
FOP	Open Porch	0	402	0	0.00	0
FUS	Upper Story	463	463	463	305.11	141,265
GAR	Attached Garage	0	667	0	0.00	0
PTO	Patio	0	364	0	0.00	0
TQS	Three Quarter Story	2,114	3,252	2,114	198.34	644,997
UAT	Attic, Unfinished	0	264	26	30.05	7,933
Ttl Gross Liv / Lease Area		6,275	11,292	6,301		1,922,482



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								Total			Total		1,032,400

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Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2	11	Ceram Clay Til				Building Value New					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAT2	Patio-Good	L	700	9.94	2021		100		0.00	6,500	
PRG1	Pergola-Avg	L	700	18.00	2021		100	C	1.00	12,600	
BUILDING SUB-AREA SUMMARY SECTION											
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Ttl Gross Liv / Lease Area											