

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCKENNA, JOHN A & CAROL-ANN 54 WINDING COVE ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 792,100 241,800	Assessed 792,100 241,800
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 375/92					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 85		#DL 2		Life Estate					
GIS ID F_952125_2698722		Assoc Pid#		PP STATU A:Active					
						Total	1,033,900	1,033,900	

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKENNA, JOHN A & CAROL-ANN	31214	0279	04-20-2018	Q	I	635,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEWMAN, ANDREW M & SUE G	8679	0324	07-15-1993	Q	I	371,850	U	2023	1010	675,200	2022	1010	557,700	2021	1010	494,900
BILODEAU, LAURA B TR	8679	0321	07-15-1993	U	I	1	F		1010	219,900		1010	151,200		1010	153,600
LBB TRUST, THE	7870	0266	02-11-1992	U	V	1	A								1010	16,300
BILODEAU, LAURA B	5807	0175	07-01-1987	Q	V	110,000	U									
								Total	895,100	Total	708,900	Total	664,800			

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

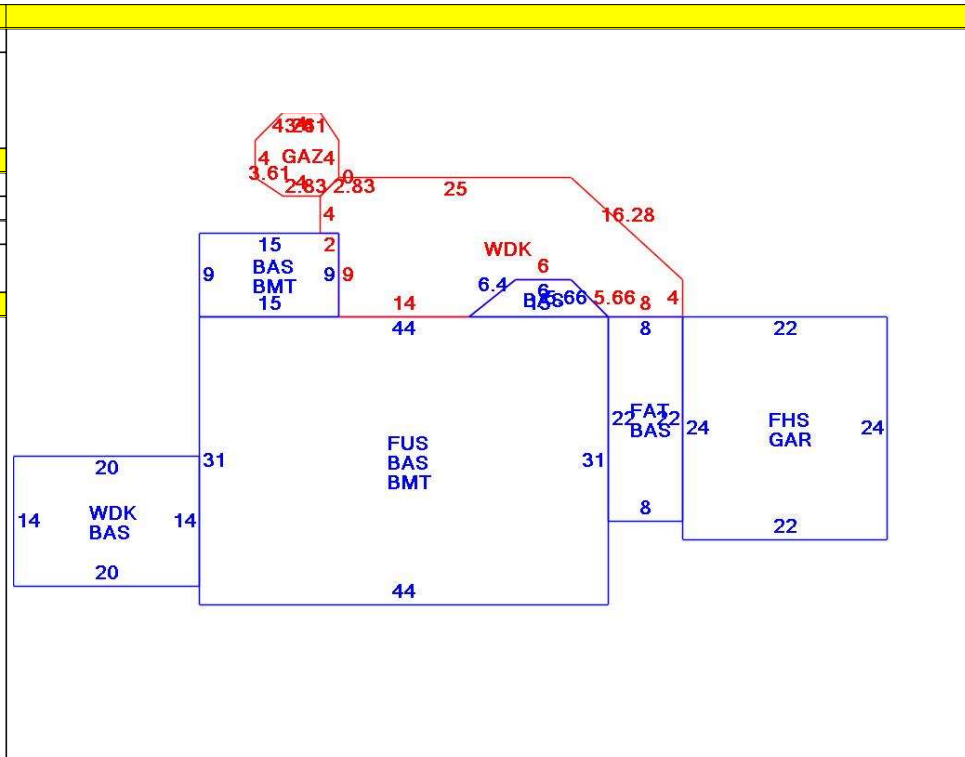
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	722,000
Appraised Xf (B) Value (Bldg)	53,800
Appraised Ob (B) Value (Bldg)	16,300
Appraised Land Value (Bldg)	241,800
Special Land Value	0
Total Appraised Parcel Value	1,033,900
Valuation Method	C
Total Appraised Parcel Value	1,033,900

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-23-1	10-10-2023	835	Sid/Wind/Roof/	20,300		100		Replace 24 SQs of Architecth		08-16-2022	BM	22		22	Change of Address
EXPR-22-1	12-07-2022	835	Sid/Wind/Roof/	10,158		100		Insulation and Air Sealing.		06-01-2020	DM			FR	Field Review
B35766	04-01-1993	AD	Addition	32,000	01-15-1994	100	12-31-1994	MM ADD'N		10-17-2019	CK	03		16	In Office Review
B32288	09-01-1988	DW	Dwelling	120,000	01-15-1990	100	12-31-1990	MM 2 STOR		08-05-2019	AC	01		03	Cycl Insp Comp

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	0.780	AC	176,344.00	1.25587	1.0000	5	1.00	0107	1.400		1.0000	310,048.0	241,800
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value			241,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			COST / MARKET VALUATION		
			Building Value New	849,405	
			Year Built	1988	
			Effective Year Built	2000	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	15	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	85	
			RCNLD	722,000	
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2002		85		0.00	6,000
BRR	Bsmt Rec Rm-	B	196	8.05	2002		85		0.00	1,300
WDC	Wood Decking	L	737	20.00	2000		62		0.00	8,300
GAR	Attached Gara	B	528	40.00	2002		85		0.00	16,400
BMT	Basement-Unfi	B	1,499	26.01	2002		85		0.00	30,100
GAZ1	Gazebo - Stan	L	1	12887.00	2000		62	C	1.00	8,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,997	1,997	1,997	232.65	464,602
BMT	Basement Area	0	1,499	0	0.00	0
FAT	Attic, Finished	26	176	26	34.37	6,049
FHS	Half Story	264	528	264	116.33	61,420
FUS	Upper Story	1,364	1,364	1,364	232.65	317,335
GAR	Attached Garage	0	528	0	0.00	0
GAZ	Gazebo	0	69	0	0.00	0
WDK	Wood Deck	0	737	0	0.00	0
Ttl Gross Liv / Lease Area		3,651	6,898	3,651		849,406

