

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|---------|---|-------------|----------|-------------------------------------|----------------------|--------------------------------|--------------------------------|
| PRIMPAS, CHARLES JR 81 TUPELO RD MARSTONS MIL MA 02648 | | 1 Level | 2 Public Water | | | Description RESIDNTL RES LAND | Code 1010 1010 | Assessed 738,800 202,800 | Assessed 738,800 202,800 |
| | | | 4 Gas | 1 Paved | | | | | |
| | | | 6 Septic | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 8 #DL 2 GIS ID F_950411_2697002 | | | Plan Ref. Land Ct# 39614-B #SR Life Estate PP STATU Assoc Pid# | | | Total | | 941,600 | 941,600 |

801
 FY2024
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-----------------------------|---------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| PRIMPAS, CHARLES JR | C158586 | 0 | 08-03-2000 | U | I | 100 | 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| PRIMPAS, CHARLES JR & KIM M | C121845 | 0 | 11-15-1990 | Q | V | 72,000 | U | 2023 | 1010 | 631,600 | 2022 | 1010 | 523,900 | 2021 | 1010 | 467,200 |
| CALLAHAN, PHILIP W & D S | C104685 | 0 | 12-15-1985 | U | V | 155,000 | N | | 1010 | 200,400 | | 1010 | 142,500 | | 1010 | 142,500 |
| CALLAHAN, JOHN R TR | C104651 | 0 | 12-15-1985 | U | V | 1 | N | | | | | | | | 1010 | 8,800 |
| CALLAHAN, JOHN R TR | C104650 | 0 | 12-15-1985 | U | V | 1 | N | Total | | 832,000 | Total | | 666,400 | Total | | 618,500 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| 2024 | 5C | RESIDENTIAL EXEMPTION | 0.00 | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | | | | | |
|------------------------|-----------|---|--|-------------------------|--|-------|--|--------------------------------------|--|--|--|
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | | | | |
| 0106 | | | | MARSTM | | | | Appraised Bldg. Value (Card) 662,500 | | | |
| | | | | | | | | Appraised Xf (B) Value (Bldg) 67,500 | | | |
| | | | | | | | | Appraised Ob (B) Value (Bldg) 8,800 | | | |
| | | | | | | | | Appraised Land Value (Bldg) 202,800 | | | |
| | | | | | | | | Special Land Value 0 | | | |
| | | | | | | | | Total Appraised Parcel Value 941,600 | | | |
| | | | | | | | | Valuation Method C | | | |
| | | | | | | | | Total Appraised Parcel Value 941,600 | | | |

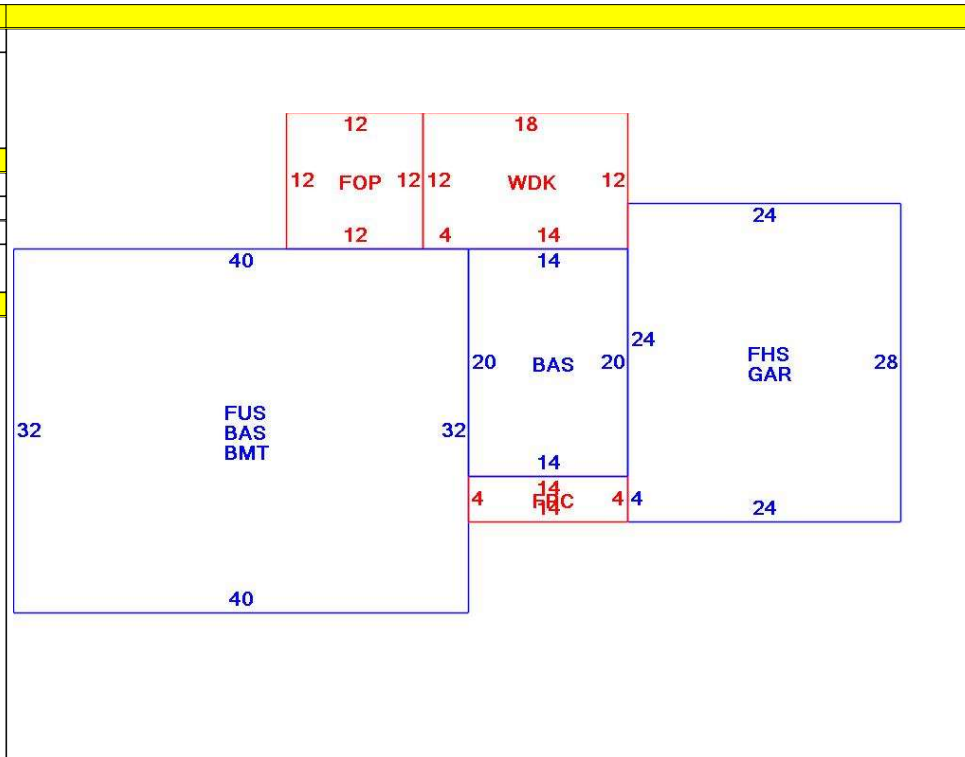
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|--------------|---------|------------|--------|------------|------------------------|------------------------|----|------|----|----|----------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| 16-3764 | 12-30-2016 | 804 | Addn Alt-Res | 19,375 | 03-27-2018 | 100 | 06-30-2018 | REMODEL EXISTING KITCH | 08-01-2023 | EG | 03 | | 16 | In Office Review |
| B34760 | 12-01-1991 | DW | Dwelling | 200,000 | 01-15-1993 | 100 | 06-30-1993 | MM 2 STOR | 06-01-2020 | DM | | | FR | Field Review |
| | | | | | | | | | 03-27-2018 | MS | 03 | | 02 | Bldg Permit Completed |
| | | | | | | | | | 02-25-2015 | SR | 01 | | 03 | Cycl Insp Comp |
| | | | | | | | | | 10-05-2005 | PT | 02 | | 01 | Meas/Est |
| | | | | | | | | | 04-06-1999 | FS | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | 04-15-1993 | ME | 02 | | 01 | Meas/Est |

| 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 | 1.000 | AC | 176,344.00 | 1.00000 | 1.0000 | 5 | 1.00 | 0106 | 1.150 | | 1.0000 | 202,795.6 | 202,800 |
| Total Card Land Units | | | | | 1.00 | AC | Parcel Total Land Area | | | | | 1.00 | Total Land Value | | | 202,800 | |

| 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 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | 11 | Clapboard | | | |
| Roof Structure | 03 | Gable/Hip | | | |
| Roof Cover | 10 | Wood Shingle | | | |
| Interior Wall 1 | 03 | Plastered | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 14 | Carpet | | | |
| Interior Floor 2 | 11 | Ceram Clay Til | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 3 | | | | |
| Half Baths | 0 | | | | |
| 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 | 30 | 3 Full-0 Half | | | |

| CONDO DATA | | | | |
|-------------|------|-------------|---------|-----|
| Parcel Id | | C | Owne | 0.0 |
| | | | | |
| Adjust Type | Code | Description | Factor% | |
| Condo Flr | | | | |
| Condo Unit | | | | |

| COST / MARKET VALUATION | | |
|--------------------------|--|---------|
| Building Value New | | 761,535 |
| Year Built | | 1992 |
| Effective Year Built | | 2002 |
| Depreciation Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | | 13 |
| Functional Obsol | | 0 |
| External Obsol | | 0 |
| Trend Factor | | 1 |
| Condition | | |
| Condition % | | |
| Percent Good | | 87 |
| RCNLD | | 662,500 |
| 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 |
| FPL2 | Fireplace 1.5 s | B | 1 | 6000.00 | 2004 | | 87 | | 0.00 | 5,200 |
| FPL3 | Fireplace 2 sto | B | 1 | 7000.00 | 2004 | | 87 | | 0.00 | 6,100 |
| WDC | Wood Decking | L | 216 | 20.00 | 2001 | | 64 | | 0.00 | 3,200 |
| FOP | Open Porch-ro | B | 144 | 55.00 | 2004 | | 87 | | 0.00 | 6,200 |
| GAR | Attached Gara | B | 672 | 40.00 | 2004 | | 87 | | 0.00 | 19,900 |
| BMT | Basement-Unfi | B | 1,280 | 26.01 | 2004 | | 87 | | 0.00 | 27,400 |
| FOPC | Open Prch-roo | B | 56 | 55.00 | 2004 | | 87 | | 0.00 | 2,700 |
| GEN | Emergency Ge | L | 1 | 5550.00 | 2020 | | 100 | | 0.00 | 5,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,560 | 1,560 | 1,560 | 239.78 | 374,054 |
| BMT | Basement Area | 0 | 1,280 | 0 | 0.00 | 0 |
| FHS | Half Story | 336 | 672 | 336 | 119.89 | 80,565 |
| FOP | Open Porch | 0 | 144 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 56 | 0 | 0.00 | 0 |
| FUS | Upper Story | 1,280 | 1,280 | 1,280 | 239.78 | 306,916 |
| GAR | Attached Garage | 0 | 672 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 216 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 3,176 | 5,880 | 3,176 | | 761,535 |

