

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRASER, BARRY A & CATHERINE A 83 RIVER RIDGE DR MARSTONS MIL MA 02648		2	Above Street	2	Public Water	RESIDNTL RES LAND	1010 1010	544,200 173,600	544,200 173,600
		4	Gas	1	Paved				
		6	Septic						
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 426/87					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 15		#DL 2		Life Estate					
GIS ID F_951323_2702113		Assoc Pid#		PP STATU					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FRASER, BARRY A & CATHERINE A		11195	0268	01-30-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FRASER, GREGG P & BARRY		9264	0222	07-15-1994	U	I	162,000	L	2023	1010	483,400	2022	1010	411,600
FGB REALTY ADVISORS INC		9264	0214	07-15-1994	U	I	1	L		1010	171,500		1010	122,000
ALBERTELL, D C & P A TRS		8336	0328	12-15-1992	U	I	1	A					1010	7,300
ALBERTELL, DONALD C &		7188	0204	06-15-1990	U	I	200,000	O	Total		654,900	Total		533,600
		Total								Total				478,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2013	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			MARSTM				
NOTES				Appraised Bldg. Value (Card) 480,400 Appraised Xf (B) Value (Bldg) 56,500 Appraised Ob (B) Value (Bldg) 7,300 Appraised Land Value (Bldg) 173,600 Special Land Value 0 Total Appraised Parcel Value 717,800 Valuation Method C Total Appraised Parcel Value 717,800			

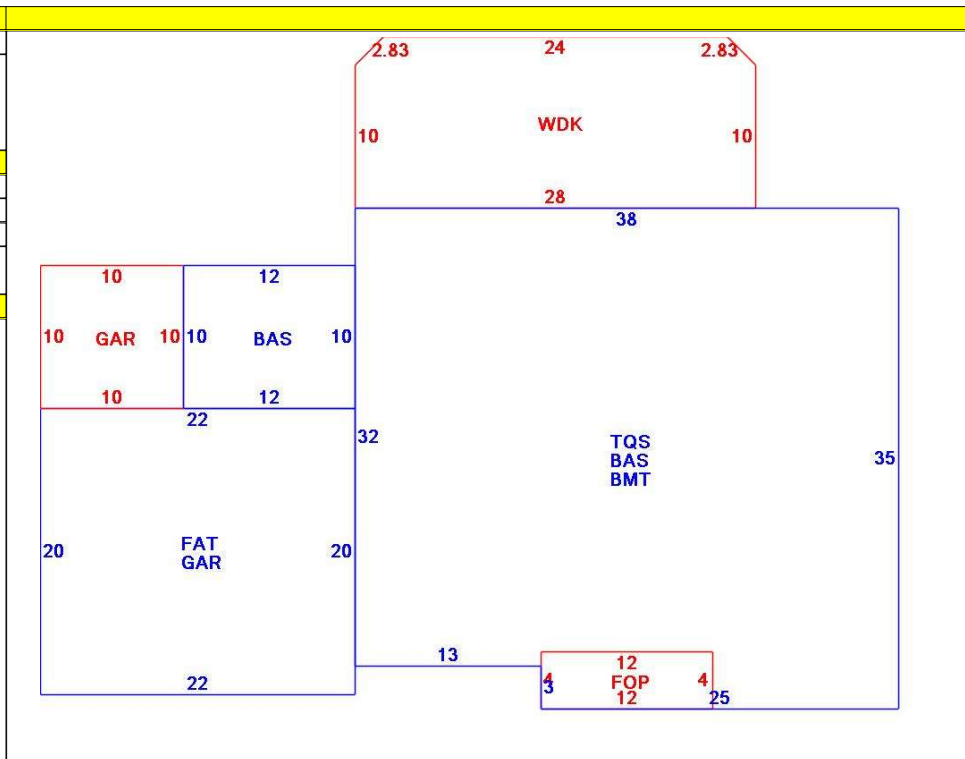
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B32338	04-01-1988	DW	Dwelling	110,000	01-15-1991	100	12-31-1991	MM 1 STOR	05-18-2020	LS			FR	Field Review
									08-25-2016	KM	02		03	Cycl Insp Comp
									08-21-2014	JR	03		16	In Office Review
									05-01-2013	GC	03		16	In Office Review
									10-07-2005	PT	02		01	Meas/Est
									09-08-1999	MF	01		00	Meas/Listed-Interior Acces
									01-15-1991	M				

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	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0106	1.150		1.0000	559,927.4	173,600
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			173,600

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	09	Pine/Soft Wood			
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	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	565,150
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	480,400
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	2	6000.00	2002		85		0.00	10,200
WDC	Deck comp w	L	332	28.00	2000		62		0.00	5,700
FOP	Open Porch-ro	B	48	55.00	2002		85		0.00	2,800
GAR	Attached Gara	B	540	40.00	2002		85		0.00	16,600
BMT	Basement-Unfi	B	1,291	26.01	2002		85		0.00	26,900
SHED	Shed	L	96	18.00	2016		94		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,411	1,411	1,411	244.02	344,312
BMT	Basement Area	0	1,291	0	0.00	0
FAT	Attic, Finished	66	440	66	36.60	16,105
FOP	Open Porch	0	48	0	0.00	0
GAR	Attached Garage	0	540	0	0.00	0
TQS	Three Quarter Story	839	1,291	839	158.58	204,733
WDK	Wood Deck	0	332	0	0.00	0
Ttl Gross Liv / Lease Area		2,316	5,353	2,316		565,150

