

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEITAO, HENRY V  21 WAKEBY ROAD  MARSTONS MIL MA 02648				1 Level	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 391,200 176,700	Assessed 391,200 176,700	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
					4 Gas	1 Paved						
					6 Septic							
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin				Plan Ref. 429/5				
BID Parcel				#DL 1 LOT 1				Land Ct#				
ResExpt Q				#DL 2				Life Estate				
GIS ID F_949631_2704182								PP STATU				
								Assoc Pid#				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LEITAO, HENRY V							31218	0346	04-23-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LEITAO, HENRY V & CARL V							8238	0014	10-15-1992	Q	V	105,000	U	2023	1010	347,700	2022	1010	296,200	2021	1010	243,600	
FERRARO, JOSEPH P TR							8008	0252	05-15-1992	U	V	1	B		1010	160,700		1010	119,200		1010	119,200	
MARKWOOD CORP							7686	0006	09-15-1991	Q	V	1	U								1010	10,000	
DEROSA, DONNA							7451	0084	02-15-1991	U	V	1,000	B										
							Total						508,400		Total		415,400		Total		372,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

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

NOTES												APPRAISED VALUE SUMMARY				
												Appraised Bldg. Value (Card)	344,200			
												Appraised Xf (B) Value (Bldg)	37,000			
												Appraised Ob (B) Value (Bldg)	10,000			
												Appraised Land Value (Bldg)	176,700			
												Special Land Value	0			
												Total Appraised Parcel Value	567,900			
												Valuation Method	C			
												Total Appraised Parcel Value	567,900			

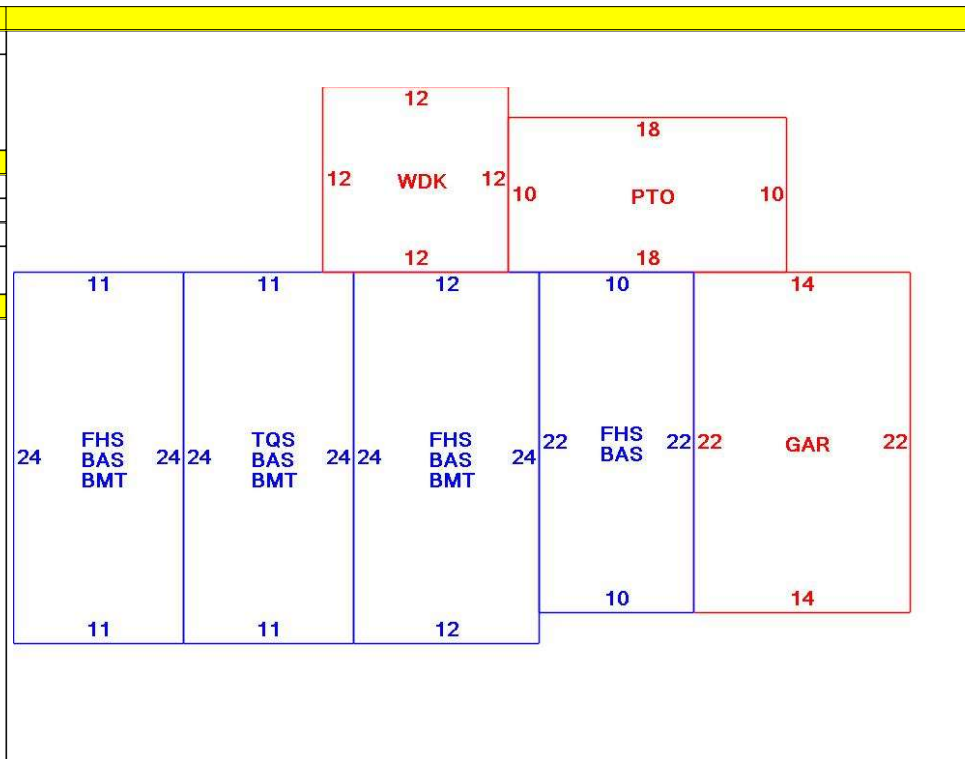
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20064898	11-28-2006	GN	Generator		06-30-2012	100	06-30-2012	GAS GENERATOR	08-16-2022	BM	22		22	Change of Address
65433	11-20-2002	AD	Addition	8,000	12-17-2002	100	01-01-2003	EXTEND BREZZYWAY OFFIC	05-21-2020	LS			FR	Field Review
B35024	05-01-1992	DW	Dwelling	44,000	01-15-1993	100	06-30-1993	MM 11/2 S	05-07-2019	SR	02		03	Cycl Insp Comp
									04-18-2014	JR	03		16	In Office Review
									08-16-2012	RB	03		16	In Office Review
									03-01-2012	RB	03		16	In Office Review
									10-14-2005	PT	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	0105	1.000		1.0000	176,344	176,300		
1	1010	Single Fam M-0	RF	3	0.030	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	400		
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value					176,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 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	395,647
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	344,200
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
WDC	Wood Decking	L	144	20.00	2001		64		0.00	2,600
PAT2	Patio-Good	L	180	9.94	2001		82		0.00	1,600
GAR	Attached Gara	B	308	40.00	2004		87		0.00	11,800
BMT	Basement-Unfi	B	816	26.01	2004		87		0.00	20,000
GEN	Emergency Ge	L	1	5550.00	2006		74		0.00	4,100
SHED	Shed	L	96	18.00	2018		98		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	248.21	257,146
BMT	Basement Area	0	816	0	0.00	0
FHS	Half Story	386	772	386	124.11	95,809
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	180	0	0.00	0
TQS	Three Quarter Story	172	264	172	161.71	42,692
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,594	3,520	1,594		395,647

