

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCPHERSON, JOHN D & LEAH K 228 WHISTLEBERRY DRIVE MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	447,900	447,900
			2 Public Water			RES LAND	1010	202,800	202,800
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 349/53					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 25		#DL 2		Life Estate					
GIS ID F_950156_2708222		Assoc Pid#							
						Total	650,700	650,700	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCPHERSON, JOHN D & LEAH K		31417 0047	07-20-2018	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed
FORTMAN, DANIEL C TR		31417 0042	01-07-2018	U	I	0	1F	2023	1010	397,700	2022	1010	338,300
FORTNAM, NANCY C & DANIEL C TRS		26654 0113	09-07-2012	U	I	1	1F		1010	200,400		1010	142,500
FORTNAM, NANCY C		24321 0282	01-25-2010	U	I	1	1A					1010	6,500
FORTNAM, ALLAN B & NANCY C		22803 0054	04-02-2008	U	I	1	1A						
								Total	598,100	Total	480,800	Total	434,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
2024	22	VETERAN	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	396,800		
Appraised Xf (B) Value (Bldg)	44,600		
Appraised Ob (B) Value (Bldg)	6,500		
Appraised Land Value (Bldg)	202,800		
Special Land Value	0		
Total Appraised Parcel Value	650,700		
Valuation Method	C		
Total Appraised Parcel Value	650,700		

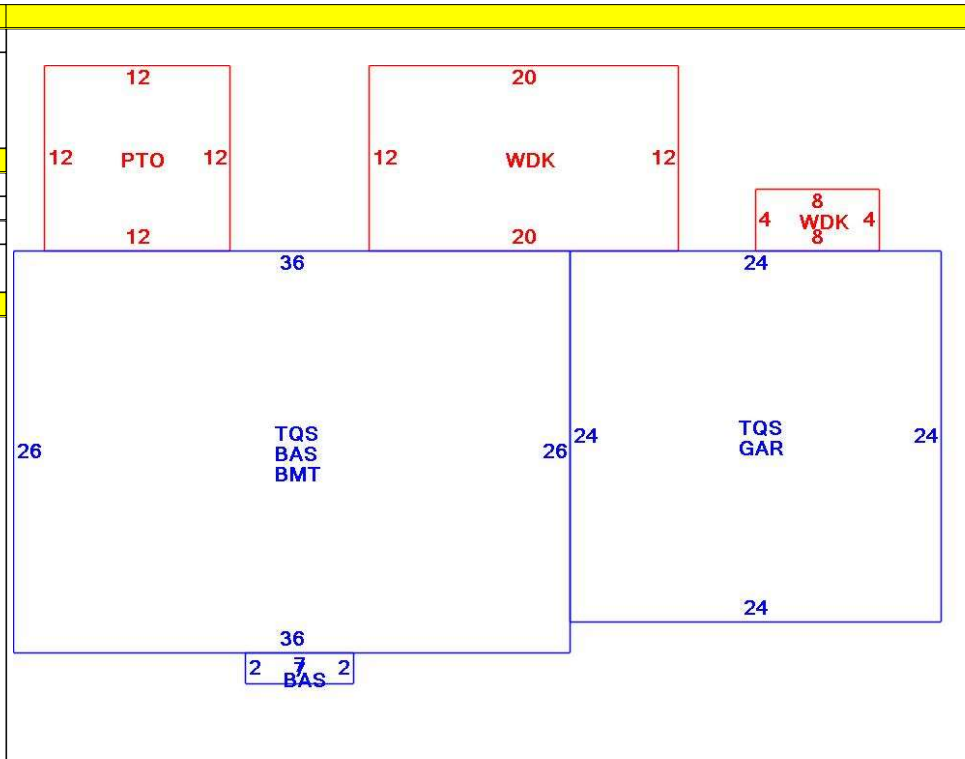
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-833	03-31-2020	804	Addn Alt-Res	1,000	08-18-2020	100	06-30-2002	Re decking outside deck and r	07-19-2023	EG	03		16	In Office Review
18-3252	10-11-2018	822	Insulation	3,910	08-18-2020	100	06-30-2020	Insulation & Air Sealing	08-01-2022	EG	03		16	In Office Review
B33760	05-01-1990	DW	Dwelling	95,000	01-15-1992	100	12-31-1992	MM 11/2 S	08-12-2021	JD	03		16	In Office Review
									08-18-2020	SR	02		02	Bldg Permit Completed
									07-17-2020	LH	03		16	In Office Review
									05-15-2020	LS			FR	Field Review
									09-10-2019	JD	03		16	In Office Review

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	BOG FRONT	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	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	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	461,446
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	396,800
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	2003		86		0.00	5,200
WDC	Wood Decking	L	272	20.00	2020		100		0.00	5,700
PAT1	Patio- Average	L	144	5.89	2001		82		0.00	800
GAR	Attached Gara	B	576	40.00	2003		86		0.00	17,600
BMT	Basement-Unfi	B	936	26.01	2003		86		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	950	950	950	238.72	226,784
BMT	Basement Area	0	936	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	144	0	0.00	0
TQS	Three Quarter Story	983	1,512	983	155.20	234,662
WDK	Wood Deck	0	272	0	0.00	0
Ttl Gross Liv / Lease Area		1,933	4,390	1,933		461,446



8.18.2020