

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
PIGEON, ROBERT A 30 CROOKED CARTWAY		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	412,200	412,200
		2	Public Water							RES LAND	1010	176,600	176,600
SUPPLEMENTAL DATA													
MARSTONS MIL MA 02648		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_950743_2712507				Plan Ref. 409/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		588,800	588,800

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIGEON, ROBERT A		18379	0129	03-30-2004		U	I	0		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIGEON, ROBERT A & LORETTA M		12515	0261	09-01-1999		Q	I	209,900		00	2023	1010	365,200	2022	1010	309,900	2021	1010	267,000
ELLIS, THOMAS S & THERESA A		8992	0068	01-15-1994		Q	I	180,000		U		1010	160,600		1010	119,100		1010	119,100
LOAN, JAMES F & PATRICIA A		6413	0148	08-15-1988		Q	I	224,000		U	Total		525,800	Total		429,000	Total		386,100
FRANCO, NICHOLAS D TR		5987	0272	10-15-1987		U	V	1		B	Total		525,800	Total		429,000	Total		386,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	22	VETERAN	0.00				
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES													

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	371,200
Appraised Xf (B) Value (Bldg)	41,000
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	176,600
Special Land Value	0
Total Appraised Parcel Value	588,800
Valuation Method	C
Total Appraised Parcel Value	588,800

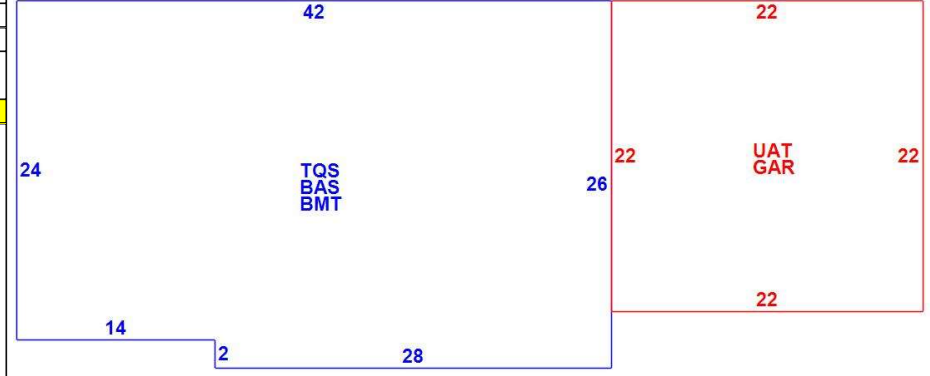
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
60330	04-10-2002	AD	Addition	45,000	08-18-2011	100	06-30-2011	N/S-16X24 FAMRM - OWNER	07-03-2023	EG	03		16	In Office Review
B31824	04-01-1988	DW	Dwelling	40,000	04-15-1989	100	12-31-1989	MM 11/2 S	07-14-2022	EG	03		16	In Office Review
									07-13-2022	JO			16	In Office Review
									08-27-2021	CK	02		03	Cycl Insp Comp
									07-26-2021	JD	03		16	In Office Review
									07-13-2020	LH	03		16	In Office Review
									05-13-2020	LS			FR	Field 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	0105	1.000		1.0000	176,344	176,300	
1	1010	Single Fam M-0	RF	3	0.020	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	300	
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value					176,600

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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	436,694
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	371,200
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
FPLG	Gas Fireplace-	B	1	2500.00	2002		85		0.00	2,100
GAR	Attached Gara	B	484	40.00	2002		85		0.00	15,400
BMT	Basement-Unfi	B	1,064	26.01	2002		85		0.00	23,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	242.07	257,562
BMT	Basement Area	0	1,064	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	692	1,064	692	157.44	167,512
UAT	Attic, Unfinished	0	484	48	24.01	11,619
Ttl Gross Liv / Lease Area		1,756	4,160	1,804		436,693

