

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RODRIGUEZ, RAQUEL & LYNCH, CHRI RAQUEL M RODRIGUEZ 2013 TRUST 325 BAXTERS NECK ROAD						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
MARSTONS MIL MA 02648						RESIDNTL	1010	2,026,800	2,026,800	
						RES LAND	1010	2,524,900	2,524,900	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_954811_2694722				Plan Ref. 424/68 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODRIGUEZ, RAQUEL & LYNCH, CHRIST		31932 0136	04-04-2019	U	I	3,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALSER, WILLIAM TR		27986 0276	02-14-2014	U	I	0	1F	2023	1010	1,798,900	2022	1010	1,512,000	2021	1010	996,500
COMSTOCK, HENRY W JR TR		9711 0144	06-15-1995	Q	I	675,000	U		1010	2,045,600		1010	2,454,900		1010	2,021,600
MORAIS, PHILLIP D TR		8357 0329	12-15-1992	U	I	500,000	L	Total		3,844,500	Total		3,966,900	Total		3,063,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	5C	RESIDENTIAL EXEMPTION														
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0120			MARSTM					

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	1,801,800		
				Appraised Xf (B) Value (Bldg)	131,500		
				Appraised Ob (B) Value (Bldg)	93,500		
				Appraised Land Value (Bldg)	2,524,900		
				Special Land Value	0		
				Total Appraised Parcel Value	4,551,700		
				Valuation Method	C		
				Total Appraised Parcel Value	4,551,700		

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
EXPR-21-6	04-08-2021	835	Sid/Wind/Roof/	4,400		100		Replacing roofing along the pe	10-13-2021	LH	03		16	In Office Review
20-917	03-27-2020	839	Solar Panel-Re	69,160	12-10-2020	100	06-30-2021	Installation of a 18.2kW solar a	12-10-2020	SR	02		02	Bldg Permit Completed
20-803	03-16-2020	834	Sheet Metal	12,000	06-19-2020	100	06-30-2020	install a new HVAC system for	06-19-2020	SR	01		13	CALL BACK
20-28	01-28-2020	830	Pool - Inground	102,400	12-10-2020	100	06-30-2021	INSTALLATION OF 18' X40' R	06-08-2020	WD			FR	Field Review
19-3620	11-07-2019	804	Addn Alt-Res	500,000	12-10-2020	100	06-30-2021	Addition of a two car garage, o	02-20-2020	SAF			20	Sale Review
201004423	08-31-2010	GQ	Guest Quarters	644,757	06-16-2011	100	06-30-2011	GST HSE 2100SF 3 BDRM,2.	01-09-2020	CK	03		16	In Office Review
									06-12-2019	CK	22		22	Change of Address

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	0120	12.500			1.0000	2,204,300
1	1010	Single Fam M-0	RF	3	1.800	AC 14,250.00	1.00000	1.0000	0	1.00	0120	12.500	RESIDUAL		1.0000	320,600
Total Card Land Units					2.80	AC	Parcel Total Land Area					2.80	Total Land Value			2,524,900

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
RODRIGUEZ, RAQUEL & LYNCH, CHRI RAQUEL M RODRIGUEZ 2013 TRUST 325 BAXTERS NECK ROAD						Description	Code	Assessed	Assessed	
MARSTONS MIL MA 02648		SUPPLEMENTAL DATA			RESIDNTL	1010	2,026,800	2,026,800		
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_954811_2694722			Plan Ref. 424/68 Land Ct# #SR Life Estate PP STATU Assoc Pid#	RES LAND	1010	2,524,900	2,524,900	
						Total		4,551,700	4,551,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
								Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	1,798,900	2022	1010	1,512,000	
									1010	2,045,600		1010	2,454,900	
											2021	1010	996,500	
												1010	2,021,600	
												1010	45,500	
						Total		3,844,500	Total		3,966,900	Total		3,063,600

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												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0120				MARSTM	Appraised Bldg. Value (Card)			1,801,800
					Appraised Xf (B) Value (Bldg)			131,500
					Appraised Ob (B) Value (Bldg)			93,500
					Appraised Land Value (Bldg)			2,524,900
					Special Land Value			0
					Total Appraised Parcel Value			4,551,700
					Valuation Method			C
					Total Appraised Parcel Value			4,551,700

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	12	Cedar or Redwd									
Exterior Wall 2	21	Stone/Masonry									
Roof Structure	03	Gable/Hip									
Roof Cover	10	Wood Shingle									
Interior Wall 1	03	Plastered									
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2	11	Ceram Clay Til									
Heat Fuel	03	Gas									
Heat Type	04	Hot Air									
AC Type	03	Central									
Bedrooms	03	3 Bedrooms									
Full Baths	3										
Half Baths	1										
Extra Fixtures											
Total Rooms	8										
Bath Style	03	Modern									
Kitchen Style	02	Modernized									
Occupancy											
Usrflid 105											
Accessory Apt											
Foundation Alt	01	Poured Conc.									
Rms Prts											
Bath Split	31	3 Full-1 Half									
CONDO DATA						COST / MARKET VALUATION					
Parcel Id				C		Owne		0.0			
				B		S					
Adjust Type	Code	Description		Factor%							
Condo Flr											
Condo Unit											
Building Value New											
Year Built											
Effective Year Built											
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol											
Trend Factor											
Condition											
Condition %											
Percent Good											
RCNLD											
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	
WDC	Wood Deck w/	L	240	18.00	2020		100		0.00	4,700	
SOL2	Solar PV Pane	B	52	725.00			0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
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						Total		4,551,700	4,551,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RODRIGUEZ, RAQUEL & LYNCH, CHRIST WALSER, WILLIAM TR COMSTOCK, HENRY W JR TR MORAIS, PHILLIP D TR		31932 27986 9711 8357	0136 0276 0144 0329	04-04-2019 02-14-2014 06-15-1995 12-15-1992	U U Q U	I I I I	3,000,000 0 675,000 500,000	1 1F U L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	1,798,900	2022	1010	1,512,000	2021	1010	996,500	
									1010	2,045,600		1010	2,454,900		1010	2,021,600	
															1010	45,500	
						Total		3,844,500	Total		3,966,900	Total		3,063,600			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
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			Total				0.00					

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					Valuation Method	C	
					Total Appraised Parcel Value	4,551,700	

NOTES								VISIT / CHANGE HISTORY							
								Date	Id	Type	Is	Cd	Purpost/Result		
								10-13-2021	LH	03		16	In Office Review		
								12-10-2020	SR	02		02	Bldg Permit Completed		
								06-19-2020	SR	01		13	CALL BACK		
								06-08-2020	WD			FR	Field Review		
								02-20-2020	SAF			20	Sale Review		
								01-09-2020	CK	03		16	In Office Review		
								06-12-2019	CK	22		22	Change of Address		

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
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201004423	08-31-2010	GQ	Guest Quarters	644,757	06-16-2011	100	06-30-2011	GST HSE 2100SF 3 BDRM,2.	01-09-2020	CK	03		16	In Office Review		

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	0120	12.500		1.0000	2,204,300
1	1010	Single Fam M-0	RF	3	1.800	AC	14,250.00	1.00000	1.0000	0	1.00	0120	12.500	RESIDUAL	1.0000	178,125
					Total Card Land Units	2.80	AC	Parcel Total Land Area					2.80			
															Total Land Value	2,524,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
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Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1.75	1 3/4 Stories			
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Exterior Wall 2	21	Stone/Masonry			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,801,786
			Year Built		2010
			Effective Year Built		2019
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		1,801,800
			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
BMT	Basement-Unfi	B	1,107	26.01	2019		100		0.00	28,400
GAR	Attached Gara	B	576	40.00	2019		100		0.00	20,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,108	1,108	1,108	439.46	486,922
BMT	Basement Area	0	1,108	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PRG	Pergola	0	72	0	0.00	0
UAT	Attic, Unfinished	0	793	79	43.78	34,717
UHS	Half Story, Unfinished	0	576	173	131.99	76,027
WDK	Wood Deck	0	72	0	0.00	0
Ttl Gross Liv / Lease Area		1,108	4,305	1,360		597,666

