

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COULTER, MICHAEL N & MARY ELLE 84 BAXTERS NECK RD MARSTONS MIL MA 02648		1 Level	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 654,700 582,000	Assessed 654,700 582,000
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_952291_2695652			Plan Ref. 267/10 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 1,236,700 1,236,700			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COULTER, MICHAEL N & MARY ELLEN		11259 0050	03-03-1998	Q	I	282,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMITH, BRADFORD L & DIANNE L		4358 0298	12-15-1984	U	I	0	A	2023	1010	590,700	2022	1010	515,100	2021	1010	379,800
HOLBROOK, DIANNE L		3265 0284	04-08-1981	U		0			1010	412,200		1010	358,000		1010	325,400
															1010	72,600
								Total		1,002,900	Total		873,100	Total		777,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	506,000
Appraised Xf (B) Value (Bldg)	76,100
Appraised Ob (B) Value (Bldg)	72,600
Appraised Land Value (Bldg)	582,000
Special Land Value	0
Total Appraised Parcel Value	1,236,700
Valuation Method	C
Total Appraised Parcel Value	1,236,700

NOTES							

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	
20-1471	06-11-2020	804	Addn Alt-Res	6,700		100		Re-shingling the front side of t	07-11-2023	EG	03		16	In Office Review	
20060139	05-10-2006	RE	Remodel	100,000	04-02-2007	100	06-30-2008	RENO KIT, DEMO GRNHS FO	06-18-2020	SR	01		23	Owner Requested Review	
B35977	06-01-1993	AD	Addition	15,000	01-15-1994	100	12-31-1994	MM GARAGE	06-08-2020	WD			FR	Field Review	
B23790	02-01-1982	DW	Dwelling	0	01-15-1983	100	12-31-1983	MM 11/2 S	10-16-2019	CK	03		16	In Office Review	
									09-09-2019	AC	01		03	Cycl Insp Comp	
									03-26-2015	JR	03		03	Cycl Insp Comp	
									08-25-2014	JR	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	0110	3.100		1.0000	546,666.4	546,700	
1	1010	Single Fam M-0	RF	3	0.800 AC	14,250.00	1.00000	1.0000	0	1.00	0110	3.100		1.0000	44,175	35,300	
Total Card Land Units					1.80 AC	Parcel Total Land Area					1.80	Total Land Value					582,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description								
Style	04	Cape Cod				<p>Detailed floor plan diagram showing room layouts and dimensions. Labels include: UST (Utility Storage) 6x13, WDK PTO (Wood Deck/Patio) 27x8, BAS BMT (Basement) 14x14, TQS BAS BMT (Three Quarter Story Basement) 14x10, UHS BAS BMT (Half Story Basement) 30x30, and PTO (Patio) 27x2. Dimensions are provided for various sections.</p>							
Model	01	Residential											
Grade:	C+	Average Plus											
Stories	1.75	1 3/4 Stories											
CONDO DATA													
Exterior Wall 1	14	Wood Shingle	Parcel Id		C					Owne	0.0		
Exterior Wall 2	11	Clapboard								B	S		
Roof Structure	11	Bowstring Trus	Adjust Type		Code					Description	Factor%		
Roof Cover	10	Wood Shingle	Condo Fir		Condo Unit								
Interior Wall 1	05	Drywall	COST / MARKET VALUATION										
Interior Wall 2	14	Carpet	Building Value New		581,616								
Interior Floor 1	22	Wide Pine	Year Built	1982									
Heat Fuel	03	Gas	Effective Year Built	2002									
Heat Type	08	Radiant	Depreciation Code	G									
AC Type	01	None	Remodel Rating										
Bedrooms	03	3 Bedrooms	Year Remodeled										
Full Baths	2		Depreciation %	13									
Half Baths	0		Functional Obsol	0									
Extra Fixtures			External Obsol	0									
Total Rooms	8		Trend Factor	1									
Bath Style			Condition										
Kitchen Style			Condition %										
Occupancy			Percent Good	87									
Usrflid 105			RCNLD	506,000									
Accessory Apt			Dep % Ovr										
Foundation Alt	01	Poured Conc.	Dep Ovr Comment										
Rms Prts			Misc Imp Ovr										
Bath Split	20	2 Full-0 Half	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			
BFA1	Bsmt Fin-Goo	B	1,306	32.56	2004		87		0.00	37,000			
WDC	Wood Decking	L	216	20.00	2006		74		0.00	3,700			
BMT	Basement-Unfi	B	1,636	26.01	2004		87		0.00	32,900			
PAT2	Patio-Good	L	442	9.94	2002		83		0.00	3,600			
UST	Utility Storage-	B	78	17.11	2004		87		0.00	1,000			
GAR2	Det Gar-w/FH	L	624	85.00	2007		88	C	1.00	46,700			
BMT1	Basement-Unfi	L	624	28.00	2007		88		0.00	18,600			
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value							
BAS	First Floor	1,636	1,636	1,636	253.76	415,150							
BMT	Basement Area	0	1,636	0	0.00	0							
PTO	Patio	0	442	0	0.00	0							
TQS	Three Quarter Story	416	640	416	164.94	105,564							
UHS	Half Story, Unfinished	0	800	240	76.13	60,902							
UST	Utility Enclosure	0	78	0	0.00	0							
WDK	Wood Deck	0	216	0	0.00	0							
Ttl Gross Liv / Lease Area		2,052	5,448	2,292		581,616							

