

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
QUEEN, JOHN W JR & CAROLYN AN THE JOHN & ANN QUEEN TRUST 464 BAXTERS NECK ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	1,037,100	1,037,100
			6 Septic		9 Rear Location	RES LAND	1010	2,550,400	2,550,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4A #DL 2 GIS ID F_954569_2696832				Plan Ref. 319/66 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 3,587,500 3,587,500			

801
FY2024
BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
QUEEN, JOHN W JR & CAROLYN ANN, T	30785	0284	09-25-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
QUEEN, JOHN W JR	6022	0001	11-15-1987	U	V	1	A	2023	1010	829,800	2022	1010	770,000	
QUEEN, JOHN W	4393	0090	01-15-1985	U	V	1	H		1010	3,340,600	2021	1010	1,820,600	
QUEEN, JOHN W & ELIZABETH E	3704	0220	04-15-1983	Q	V	175,000	U					1010	54,900	
Total								4,170,400	Total		2,590,600	Total		2,498,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	885,900
Appraised Xf (B) Value (Bldg)	96,300
Appraised Ob (B) Value (Bldg)	54,900
Appraised Land Value (Bldg)	2,550,400
Special Land Value	0
Total Appraised Parcel Value	3,587,500
Valuation Method	C
Total Appraised Parcel Value	3,587,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			MARSTM

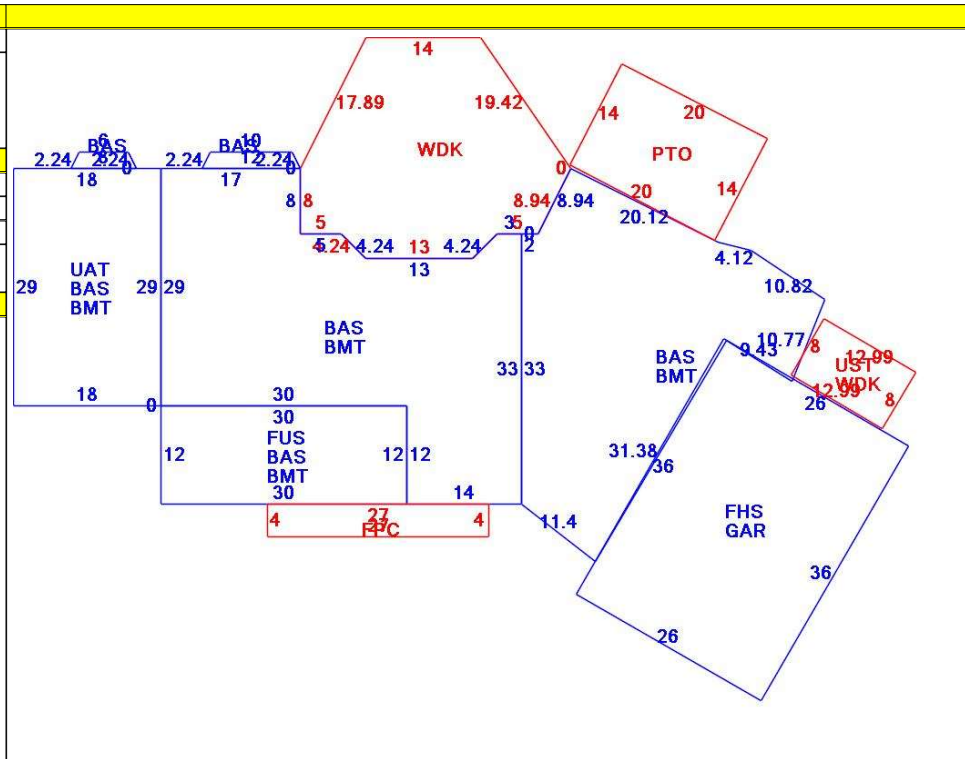
NOTES							

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
B31315	10-01-1987	DW	Dwelling	195,000	01-15-1989	100	06-30-1989	MM 11/2 S	08-12-2022	JO			16	In Office Review
									06-08-2020	WD			FR	Field Review
									05-15-2018	KM	02		03	Cycl Insp Comp
									12-06-2013	JR	03		20	Sale Review
									08-22-2012	RB	03		16	In Office Review
									07-02-2008	TP	03		16	In Office Review
									11-15-2005	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	0119	12.000		1.0000	2,116,128	2,116,100
1	1010	Single Fam M-0	RF	3	2.540	AC 14,250.00	1.00000	1.0000	0	1.00	0119	12.000	RESIDUAL	1.0000	171,000	434,300
Total Card Land Units					3.54	AC	Parcel Total Land Area					3.54	Total Land Value			2,550,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 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	
Adjust Type	Code	Description	Factor%	
Condo Flr	Condo Unit			
COST / MARKET VALUATION				
Building Value New			1,054,682	
Year Built			1987	
Effective Year Built			1999	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			16	
Functional Obsol			0	
External Obsol			0	
Trend Factor			1	
Condition				
Condition %				
Percent Good			84	
RCNLD			885,900	
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	2001		84		0.00	5,000
DKAV	Dock-Ave	L	1	100000.0	1990		42		0.00	42,000
BFA	Bsmt Fin-Avg	B	575	17.36	2001		84		0.00	8,400
WDC	Wood Decking	L	776	20.00	2000		62		0.00	8,700
FOPC	Open Prch-roo	B	108	55.00	2001		84		0.00	4,100
GAR	Attached Gara	B	936	40.00	2001		84		0.00	24,700
UST	Utility Storage-	B	104	17.11	2001		84		0.00	1,200
BMT	Basement-Unfi	B	3,018	26.01	2001		84		0.00	52,900
PAT2	Patio-Good	L	280	9.94	2017		98		0.00	2,800
SHED	Shed	L	80	18.00	2017		96		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,055	3,055	3,055	268.03	818,819
BMT	Basement Area	0	3,019	0	0.00	0
FHS	Half Story	468	936	468	134.01	125,436
FPC	Open Porch Conc. Floor	0	108	0	0.00	0
FUS	Upper Story	360	360	360	268.03	96,489
GAR	Attached Garage	0	936	0	0.00	0
PTO	Patio	0	280	0	0.00	0
UAT	Attic, Unfinished	0	522	52	26.70	13,937
UST	Utility Enclosure	0	104	0	0.00	0
WDK	Wood Deck	0	776	0	0.00	0
Ttl Gross Liv / Lease Area		3,883	10,096	3,935		1,054,681

