

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VERRANDO, JOYCE M & ROBERT J J M VERRANDO LIV TR & R E VERRA 50 LITTLE NECK WAY		2	Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 724,100 245,500	Assessed 724,100 245,500	
		4	Gas	1	Paved					
		6	Septic							
<b>SUPPLEMENTAL DATA</b>										
MARSTONS MIL MA 02648		Alt Prcl ID			Plan Ref. 272/29					
		Split Zonin			Land Ct#					
		ResExpt Q NO APP:			Life Estate					
		#DL 1 LOT 43			PP STATU					
		GIS ID F_952532_2697335			Assoc Pid#					
							Total	969,600	969,600	

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VERRANDO, JOYCE M & ROBERT J TRS		34136 281	05-21-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
VERRANDO, JOYCE M & ROBERT J TRS		33910 276	05-10-2020	U	I	0	1F	2023	1010	649,000	2022	1010	544,600
VERRANDO, ROBERT E TR		28040 0081	03-19-2014	U	I	1	1F		1010	223,200		1010	153,500
VERRANDO, ROBERT E & JOYCE M		14204 0117	09-05-2001	Q	I	587,000	00					1010	5,700
GRUBB, JAMES L & JOAN D		10832 0075	07-01-1997	Q	I	80,000	00	Total		872,200	Total		698,100
								Total			Total		625,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO 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
0108			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	648,500
Appraised Xf (B) Value (Bldg)	69,900
Appraised Ob (B) Value (Bldg)	5,700
Appraised Land Value (Bldg)	245,500
Special Land Value	0
Total Appraised Parcel Value	969,600
Valuation Method	C
Total Appraised Parcel Value	969,600

NOTES									

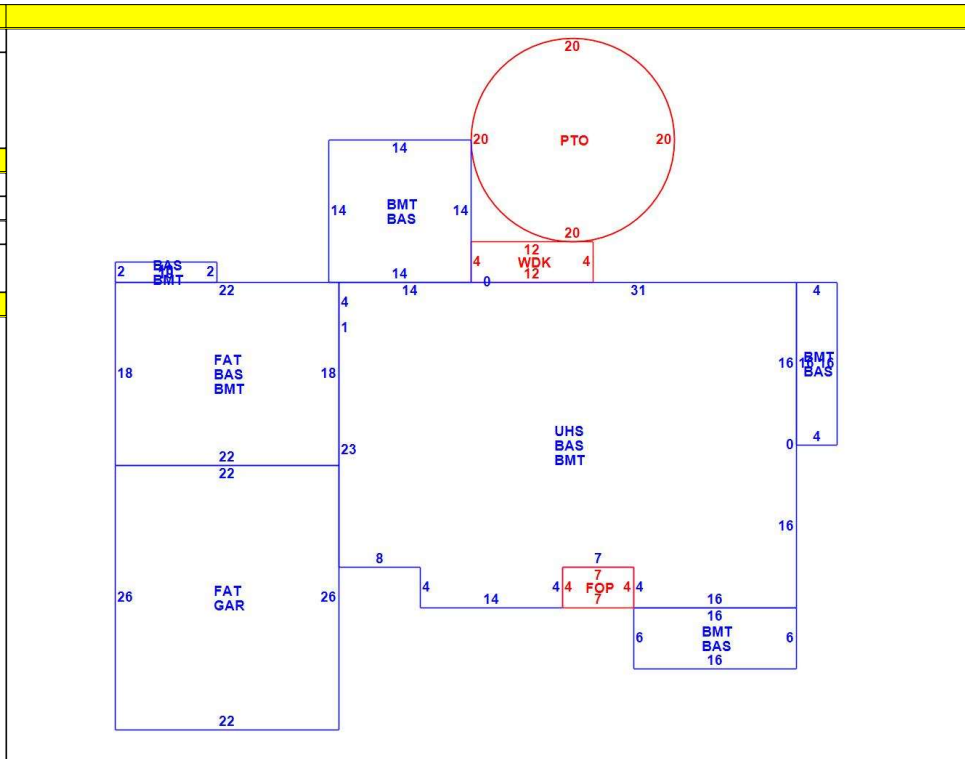
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
60625	04-24-2002	RE	Remodel	50,688	08-30-2002	100	01-01-2003	FINISH 2ND FLR	01-11-2022	TR	03		16	In Office Review	
24018	06-25-1997	DW	Dwelling	121,660	01-01-1998	100	01-01-1998		06-02-2020	DM				FR	Field Review
									09-15-2014	JR	03			16	In Office Review
									11-16-2005	PT	04			44	Drive by inspection only
									01-29-2004	GB	01			00	Meas/Listed-Interior Acces
									08-30-2002	MF	02			02	Bldg Permit Completed
									11-25-1997	LK	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	0.940 AC	176,344.00	1.05790	1.0000	5	1.00	0107	1.400			1.0000	261,183.1
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			245,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION	
Building Value New	704,879
Year Built	1997
Effective Year Built	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	648,500
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	2011		92		0.00	5,500
PAT2	Patio-Good	L	314	9.94	2004		85		0.00	2,600
FOP	Open Porch-ro	B	28	55.00	2011		92		0.00	2,100
GAR	Attached Gara	B	572	40.00	2011		92		0.00	18,700
BMT	Basement-Unfi	B	2,152	26.01	2011		92		0.00	43,600
SHD2	Shed w/Elec	L	120	26.00	1997		56		0.00	1,700
WDC	Wood Deck w/	L	48	18.00	1997		56		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,152	2,152	2,152	260.01	559,535
BMT	Basement Area	0	2,152	0	0.00	0
FAT	Attic, Finished	145	968	145	38.95	37,701
FOP	Open Porch	0	28	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
PTO	Patio	0	314	0	0.00	0
UHS	Half Story, Unfinished	0	1,380	414	78.00	107,643
WDK	Wood Deck	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		2,297	7,614	2,711		704,879

