

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
AVERSA, ANGELA M 2078 MAIN ST MARSTONS MIL MA 02648		1 Level	2 Public Water			Description	Code	Assessed	Assessed				
			4 Gas	1 Paved						RESIDNTL	1010	228,600	228,600
			6 Septic							RES LAND	1010	173,600	173,600
SUPPLEMENTAL DATA													
Alt Prcl ID		Split Zonin		Plan Ref. 227/107									
BID Parcel		ResExpt Q		Land Ct#									
#DL 1		INFO: LOT 2		#SR									
#DL 2				Life Estate									
GIS ID		F_954173_2701047		PP STATU									
				Assoc Pid#									
						Total	402,200	402,200					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AVERSA, ANGELA M		19036	0096	09-16-2004	Q	I	225,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HINCKLEY, FRANCES & MAURICE & TRA		8318	0130	11-15-1992	U	I			2023	1010	194,900	2022	1010	166,500	2021	1010	130,000
HINCKLEY, MAURICE J & FRANCK		6461	0109	09-15-1988	Q		1	A		1010	157,800		1010	116,900		1010	116,900
HINCKLEY, MAURICE J JR		0640	0544	01-18-1946	U		0	U								1010	2,900
						Total	352,700		Total	283,400		Total	249,800				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION																
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM				

NOTES										APPRAISED VALUE SUMMARY							
										Appraised Bldg. Value (Card)							211,600
										Appraised Xf (B) Value (Bldg)							14,100
										Appraised Ob (B) Value (Bldg)							2,900
										Appraised Land Value (Bldg)							173,600
										Special Land Value							0
										Total Appraised Parcel Value							402,200
										Valuation Method							C
										Total Appraised Parcel Value							402,200

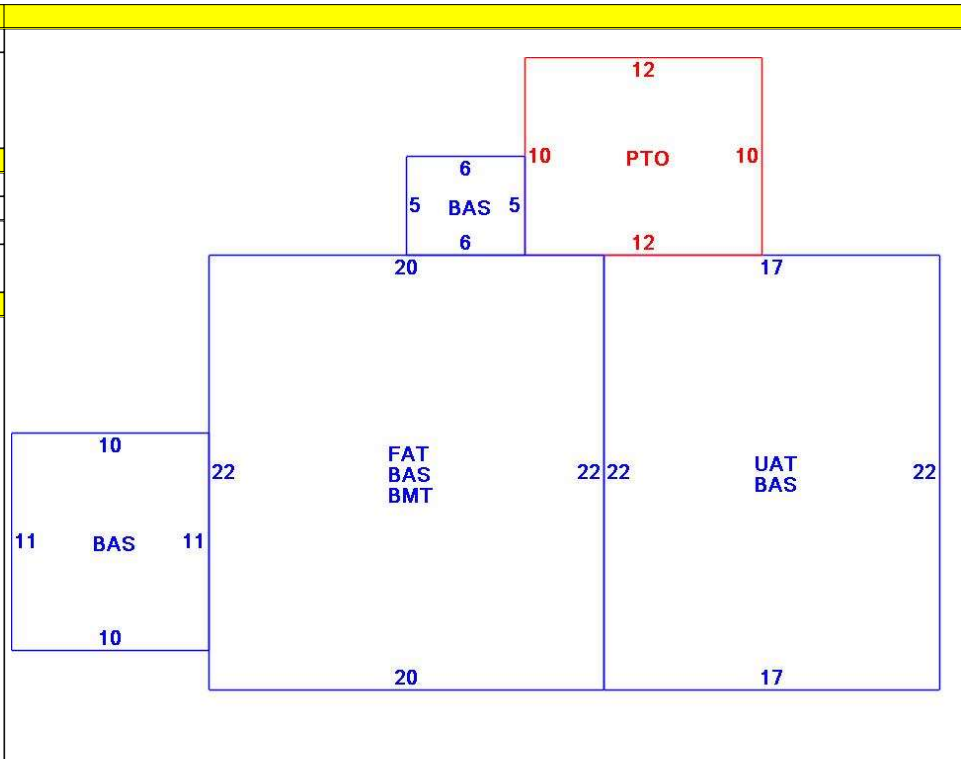
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201104763	09-06-2011	OB	Out Building		06-30-2012	100	06-30-2012	6X7 SHED	06-05-2020	LS			FR	Field Review	
80046	10-20-2004	RW	Repair Work	8,000	11-08-2006	100	01-01-2005	STOP WORK-CHNG FRNT D	10-15-2019	CK	03		16	In Office Review	
									11-08-2006	PT	02		03	Cycl Insp Comp	
									12-07-2005	PT	02		01	Meas/Est	
									05-13-2005	JS	03		16	In Office Review	
									12-20-2004	MF	02		13	CALL BACK	
									11-02-2004	PT			03	Cycl Insp Comp	

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	0.830	AC	176,344.00	1.18580	1.0000	5	1.00	0105	1.000		1.0000	209,108.7	173,600	
					Total Card Land Units	0.83	AC	Parcel Total Land Area					0.83				Total Land Value	173,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1.2				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	306,636
Year Built	1938
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	211,600
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
FPL1	Fireplace 1 sto	B	1	5000.00	1979		69		0.00	3,500
PAT2	Patio-Good	L	120	9.94	1976		57		0.00	800
BMT	Basement-Unfi	B	440	26.01	1979		69		0.00	10,600
SHED	Shed	L	96	18.00			100		0.00	1,700
SHED	Shed	L	32	18.00	2000		62		0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	954	954	954	290.10	276,755
BMT	Basement Area	0	440	0	0.00	0
FAT	Attic, Finished	66	440	66	43.52	19,147
PTO	Patio	0	120	0	0.00	0
UAT	Attic, Unfinished	0	374	37	28.70	10,734
Ttl Gross Liv / Lease Area		1,020	2,328	1,057		306,636

