

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FERRARO, JOSEPH P & BRENDA C T BRENDA C FERRARO LIVING TRUST 279 WHEELER ROAD  MARSTONS MIL MA 02648		1 Sloping	4 Gas	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			5 Well		1 Excel View	RESIDNTL	1010	708,000	708,000
			6 Septic			RES LAND	1010	532,400	532,400
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_953517_2709626				Plan Ref. DEED DESCRIPT Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,240,400 1,240,400			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FERRARO, JOSEPH P & BRENDA C TRS	27550	0305	07-18-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
FERRARO, JOSEPH P & BRENDA C	21845	0307	03-13-2007	U	I	1	1A	2023	1010	635,500	2022	1010	534,400			
FERRARO, JOSEPH P & BRENDA TRS	16178	0157	01-02-2003	U	I	1	1F		1010	626,800		1010	352,600			
FERRARO, JOSEPH P & BRENDA C	15652	0069	09-26-2002	U	I	1	1A					1010	11,200			
FERRARO, JOSEPH P & BRENDA C TRS	13860	0299	05-23-2001	U	I	1	1F	Total		1,262,300	Total		887,000	Total		837,800

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0111				MARSTM	Appraised Bldg. Value (Card)	627,900	
<b>NOTES</b>				Appraised Xf (B) Value (Bldg)	68,900		
				Appraised Ob (B) Value (Bldg)	11,200		
				Appraised Land Value (Bldg)	532,400		
				Special Land Value	0		
				Total Appraised Parcel Value	1,240,400		
				Valuation Method	C		
				Total Appraised Parcel Value	1,240,400		

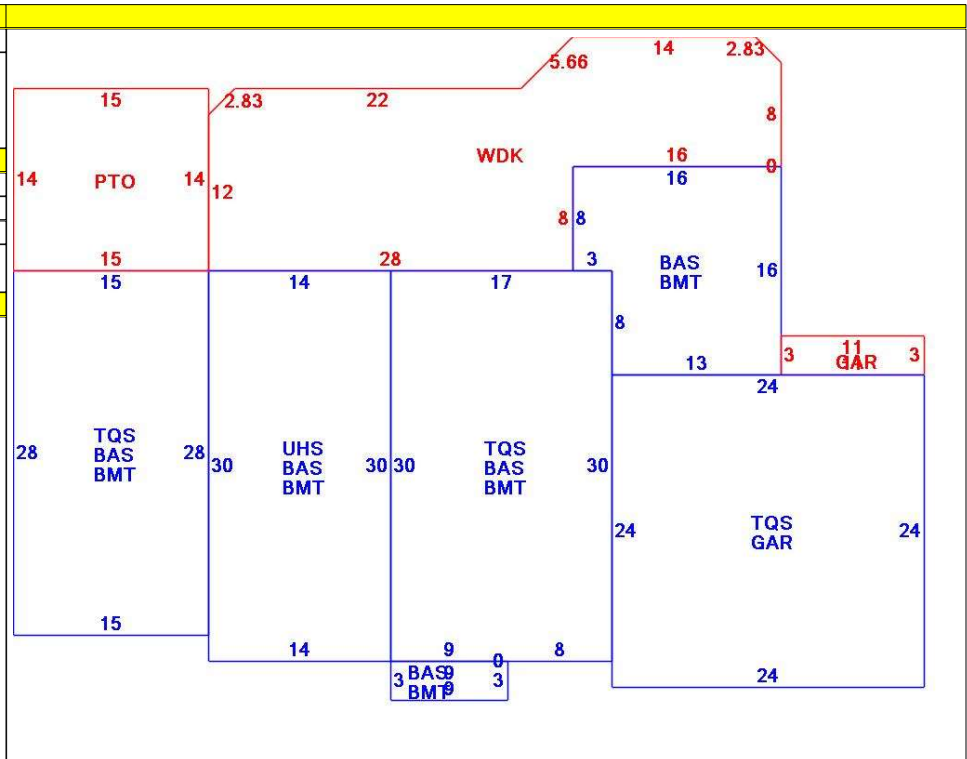
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-4184	12-26-2018	835	Sid/Wind/Roof/	10,800		100		ROOFING	01-11-2023	JO			16	In Office Review
16-613	03-15-2016	835	Sid/Wind/Roof/	3,190	06-26-2018	100	06-30-2018	RE-ROOF STRIPPING	05-12-2020	LS			FR	Field Review
33866	10-06-1998	DW	Dwelling	129,085	05-12-1999	100	01-01-2000		07-11-2018	SR	01		03	Cycl Insp Comp
									02-17-2015	JR	03		03	Cycl Insp Comp
									08-09-2012	RB	03		16	In Office Review
									03-02-2006	PT	02		01	Meas/Est
									05-12-1999	FS	01		00	Meas/Listed-Interior Acces

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	0.890	AC	176,344.00	1.11212	1.0000	5	1.00	0111	3.050	MYSTIC LAKE		1.0000	598,158.8	532,400
Total Card Land Units					0.89	AC	Parcel Total Land Area					0.89	Total Land Value				532,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	705,480
Year Built	1999
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	627,900
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	2007		89		0.00	5,300
BFA	Bsmt Fin-Avg	B	600	17.36	2007		89		0.00	9,300
WDC	Wood Decking	L	556	20.00	2005		72		0.00	7,500
PAT2	Patio-Good	L	210	9.94	2005		86		0.00	2,000
GAR	Attached Gara	B	609	40.00	2007		89		0.00	18,900
BMT	Basement-Unfi	B	1,609	26.01	2007		89		0.00	33,200
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,609	1,609	1,609	259.94	418,245
BMT	Basement Area	0	1,609	0	0.00	0
GAR	Attached Garage	0	609	0	0.00	0
PTO	Patio	0	210	0	0.00	0
TQS	Three Quarter Story	979	1,506	979	168.98	254,482
UHS	Half Story, Unfinished	0	420	126	77.98	32,753
WDK	Wood Deck	0	556	0	0.00	0
Ttl Gross Liv / Lease Area		2,588	6,519	2,714		705,480



6.26.2018