

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOHL, ROBERT C & COLLEEN E 1153 RACE LANE MARSTONS MIL MA 02648		1 Level	2 Public Water		1 Lake/Pond Fro	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 511,500 465,900	Assessed 511,500 465,900
			4 Gas	1 Paved	1 Excel View				
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 4 & 5 #DL 2 GIS ID F_952967_2711831					Plan Ref. 165/93 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							977,400	977,400	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KOHL, ROBERT C & COLLEEN E	34932	299	02-28-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
KOHL, ROBERT C & COLLEEN E TRS	30569	0157	06-19-2017	U	I	1	1F	2023	1010	439,400	2022	1010	369,000		
KOHL, ROBERT C & COLLEEN E	30528	0324	06-01-2017	U	I	1	1F		1010	327,900		1010	278,300		
KOHL, ROBERT C & COLLEEN E TRS	25735	0273	10-06-2011	U	V	1	1F					1010	26,800		
KOHL, ROBERT C & COLLEEN E	25504	0134	06-13-2011	U	V	1	1F	Total		767,300	Total		647,300	Total	561,700

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

NOTES																																																					
<table border="1"> <thead> <tr> <th colspan="4">APPRAISED VALUE SUMMARY</th> </tr> </thead> <tbody> <tr> <td>Appraised Bldg. Value (Card)</td> <td colspan="3"></td> <td>445,500</td> </tr> <tr> <td>Appraised Xf (B) Value (Bldg)</td> <td colspan="3"></td> <td>36,200</td> </tr> <tr> <td>Appraised Ob (B) Value (Bldg)</td> <td colspan="3"></td> <td>29,800</td> </tr> <tr> <td>Appraised Land Value (Bldg)</td> <td colspan="3"></td> <td>465,900</td> </tr> <tr> <td>Special Land Value</td> <td colspan="3"></td> <td>0</td> </tr> <tr> <td>Total Appraised Parcel Value</td> <td colspan="3"></td> <td>977,400</td> </tr> <tr> <td>Valuation Method</td> <td colspan="3"></td> <td>C</td> </tr> <tr> <td>Total Appraised Parcel Value</td> <td colspan="3"></td> <td>977,400</td> </tr> </tbody> </table>										APPRAISED VALUE SUMMARY				Appraised Bldg. Value (Card)				445,500	Appraised Xf (B) Value (Bldg)				36,200	Appraised Ob (B) Value (Bldg)				29,800	Appraised Land Value (Bldg)				465,900	Special Land Value				0	Total Appraised Parcel Value				977,400	Valuation Method				C	Total Appraised Parcel Value				977,400
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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
BLDR-21-18	01-12-2021	839	Solar Panel-Re	23,199	06-30-2021	100	06-30-2021	Installation of 19 flush roof mo	09-27-2023	JO	03		16	In Office Review
39304	06-22-1999	RA	Remodel-Additi	50,160	01-03-2001	100	01-01-2001		09-27-2021	SR	01		02	Bldg Permit Completed
B28646	11-01-1985	AD	Addition	13,500	01-15-1987	100	12-31-1987	MM ADD'N	05-15-2020	LS			FR	Field Review
									05-30-2019	SR	01		03	Cycl Insp Comp
									07-05-2013	TP	03		16	In Office Review
									05-14-2012	TP	03		16	In Office Review
									03-06-2006	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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0110	3.100		1.0000	1,606,493	465,900
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value				465,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

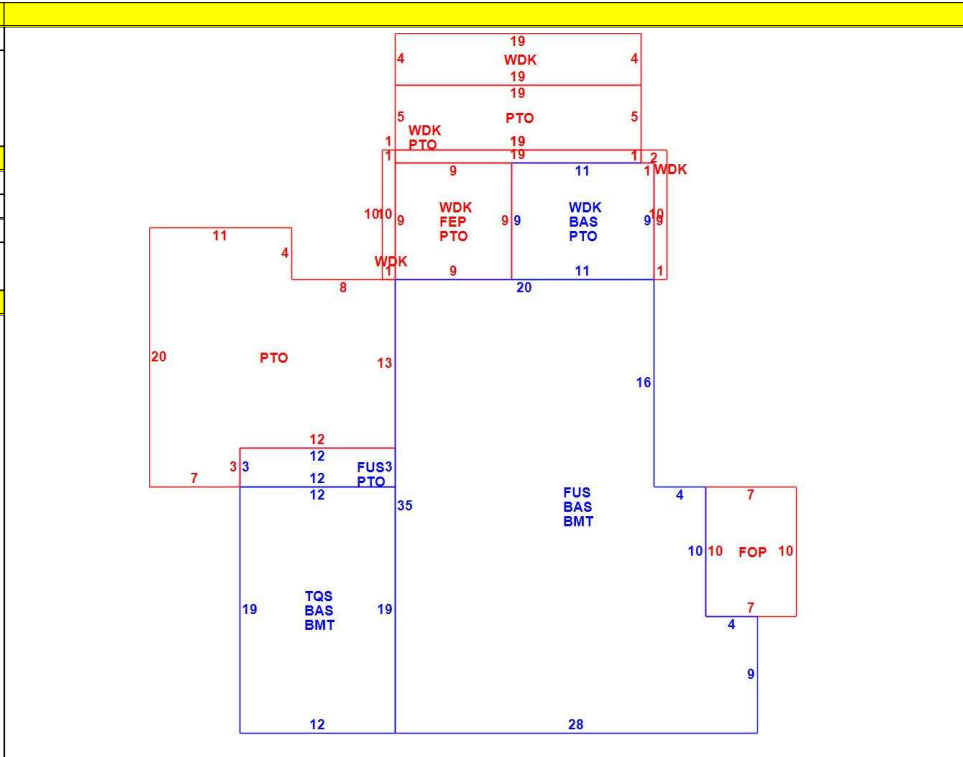
Building Value New	610,211
Year Built	1910
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	445,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
BFA	Bsmt Fin-Avg	B	610	17.36	1984		73		0.00	7,700
DKPA	Pond Dock-Av	L	1	32500.00	1992		46		0.00	15,000
WDC	Wood Decking	L	220	20.00	1996		54		0.00	2,700
PAT2	Patio-Good	L	348	9.94	1996		77		0.00	2,600
FEP	Enclosed porc	B	81	70.00	1984		73		0.00	5,400
BMT	Basement-Unfi	B	1,040	26.01	1984		73		0.00	19,900
PAT1	Patio- Average	L	294	5.89	1996		77		0.00	1,300
SPDC	POOL DECK	L	294	5.61	1996		77		0.00	1,300
FOP	Open Porch-ro	B	70	55.00	1984		73		0.00	3,200
WDC	Deck composit	L	76	24.00	1996		54		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,139	1,139	1,139	285.81	325,541
BMT	Basement Area	0	1,040	0	0.00	0
FEP	Enclosed Porch	0	81	0	0.00	0
FOP	Open Porch	0	70	0	0.00	0
FUS	Upper Story	848	848	848	285.81	242,369
PTO	Patio	0	642	0	0.00	0
TQS	Three Quarter Story	148	228	148	185.53	42,300
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		2,135	4,344	2,135		610,210



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			6 Septic			RES LAND	1010	465,900	465,900								
SUPPLEMENTAL DATA						Total				977,400	977,400						
Alt Prcl ID		Split Zonin		Plan Ref. 165/93													
BID Parcel		ResExpt Q		Land Ct#													
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#DL 2				Life Estate													
GIS ID		F_952967_2711831		PP STATU													
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Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	30	3 Full-0 Half				Misc Imp Ovr					
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						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
STRS	Stairs to Water	L	10	122.52	1994		50	C	1.00	600	
SHED	Shed	L	120	18.00	1994		50		0.00	1,100	
FPIT	Fire Pit	L	1	3010.00	2020		100	C	1.00	3,000	
SOL1	Solar PV Pane	B	19	860.00	1984		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											