

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCFARLANE, MARCIA & EDWARD T MCFARLANE TRUST 178 SANDY VALLEY ROAD		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	386,800	386,800
MARSTONS MIL MA 02648			2 Public Water			RES LAND	1010	161,200	161,200
		SUPPLEMENTAL DATA				Total		548,000	548,000
Alt Prcl ID		Split Zonin		Plan Ref. 334/5					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 14		#DL 2		Life Estate					
GIS ID F_956620_2705126		Assoc Pid#							

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCFARLANE, MARCIA & EDWARD T TRS	28689	0236	02-19-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MCFARLANE, EDWARD & MARCIA MC	23053	0223	07-18-2008	Q	I	280,000	00	2023	1010	344,500	2022	1010	291,200
TUCKER, SYLVIA L	4288	0109	10-15-1984	Q	I	77,485	U		1010	146,600	2021	1010	108,600
FRANCO, NICHOLAS D TR	3851	0185	09-15-1983	U	V	450,000	N	Total		491,100	Total		399,800
								Total		361,900	Total		361,900

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	5C	RESIDENTIAL EXEMPTION																		
Total			0.00																	

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

NOTES													
<p>Appraised Bldg. Value (Card) 334,700</p> <p>Appraised Xf (B) Value (Bldg) 44,900</p> <p>Appraised Ob (B) Value (Bldg) 7,200</p> <p>Appraised Land Value (Bldg) 161,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 548,000</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 548,000</p>													

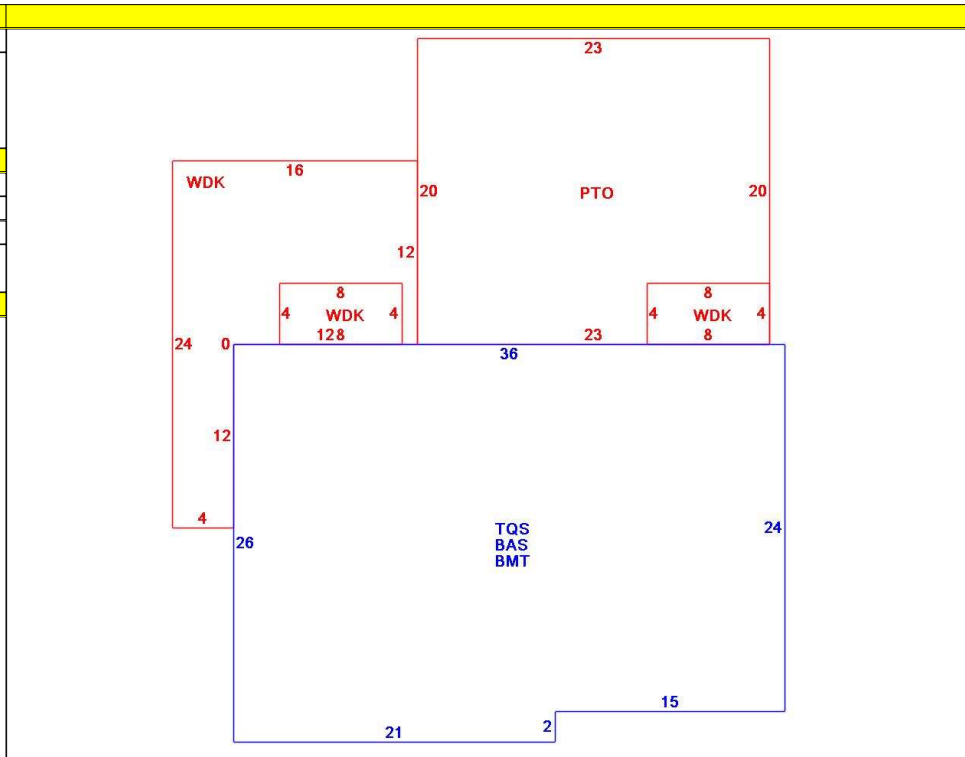
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-16	12-30-2022	839	Solar Panel-Re	28,510	05-05-2023	100	05-05-2023	COMPLETED 5/5/23 PER EL		08-04-2023	JO	03		16	In Office Review
BLDR-22-89	08-23-2022	839	Solar Panel-Re	35,000		0		Solar 8.64 kW, roof mounted, fl		05-15-2023	JO	03		02	Bldg Permit Completed
EXPR-22-11	08-15-2022	835	Sid/Wind/Roof/	3,000		100		Remove the back dormer roofi		05-08-2020	LS			FR	Field Review
201100200	02-03-2011	OT	Other	5,000	06-30-2014	100	06-30-2014	CREAT AMNESTY APT IN BM		08-15-2017	KM	02		03	Cycl Insp Comp
46333	05-25-2000	NR	New Roof	2,500	06-30-2000	100	06-30-2000	REROOF - STRP OLD SHING		02-24-2014	RB	03		16	In Office Review
25493	09-09-1997	WD	Wood Deck	3,000	01-01-1998	100	01-01-1998	REPL EXIST 12X16 2 12X4 W		11-24-2008	NF	02		20	Sale Review
B26476	05-01-1984	DW	Dwelling	0	01-15-1985	100	12-31-1985	MM 11/2 S							

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	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0105	1.000		1.0000	293,171.9
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			161,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 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		398,477
Year Built		1984
Effective Year Built		1998
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	16	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	84	
RCNLD	334,700	
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	2000		84		0.00	5,000
WDC	Wood Decking	L	304	20.00	1999		60		0.00	3,600
BMT	Basement-Unfi	B	906	26.01	2000		84		0.00	20,800
BFA1	Bsmt Fin-Goo	B	700	32.56	2000		84		0.00	19,100
PAT2	Patio-Good	L	460	9.94	1999		80		0.00	3,600
SOL1	Solar PV Pane	B	19	860.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	906	906	906	266.54	241,485
BMT	Basement Area	0	906	0	0.00	0
PTO	Patio	0	460	0	0.00	0
TQS	Three Quarter Story	589	906	589	173.28	156,992
WDK	Wood Deck	0	304	0	0.00	0
Ttl Gross Liv / Lease Area		1,495	3,482	1,495		398,477

