

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCARTHY, WILLIAM J & ELAINE 54 SANDY VALLEY RD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	438,600	438,600		
			6 Septic			RES LAND	1010	155,900	155,900		
SUPPLEMENTAL DATA						Total				594,500	594,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 26 #DL 2 GIS ID F_957414_2705949				Plan Ref. 334/5 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCARTHY, WILLIAM J & ELAINE FRANCO, NICHOLAS D TR		4314 0164	11-15-1984	Q	I	80,600	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		3851 0185	09-15-1983	U	V	450,000	N	2023	1010	389,200	2022	1010	327,100	2021	1010	274,100
									1010	141,700		1010	105,000		1010	105,000
								Total		530,900	Total		432,100	Total		387,600

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)	390,200		
				Appraised Xf (B) Value (Bldg)	39,900		
				Appraised Ob (B) Value (Bldg)	8,500		
				Appraised Land Value (Bldg)	155,900		
				Special Land Value	0		
				Total Appraised Parcel Value	594,500		
				Valuation Method	C		
				Total Appraised Parcel Value	594,500		

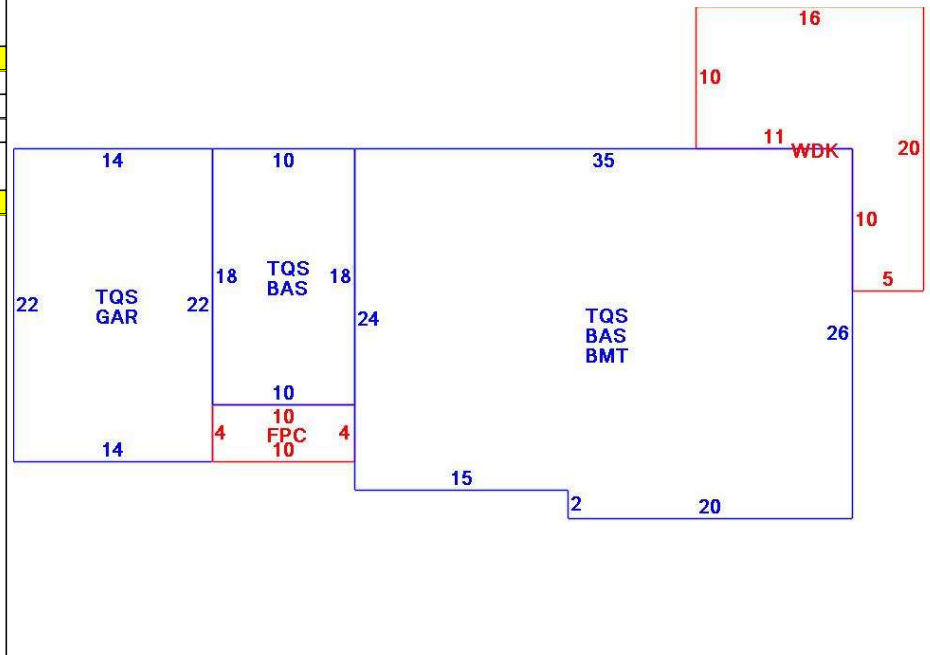
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201302206	04-09-2013	RW	Repair Work	3,200	06-30-2014	100	06-30-2014	REMOV/REPLC WTR DAMG	05-08-2020	LS			FR	Field Review
61592	06-05-2002	AD	Addition	70,000	09-06-2002	100	01-01-2003	1 CAR GAR-FAMRM ABOVE	08-15-2017	KM	02		03	Cycl Insp Comp
B26618	06-01-1984	DW	Dwelling	0	01-15-1985	100	06-30-1985	MM 11/2 S	06-27-2014	JR	03		16	In Office Review
									06-21-2006	PT	02		01	Meas/Est
									09-06-2002	MF	02		02	Bldg Permit Completed
									06-23-1999	DD	01		00	Meas/Listed-Interior Acces
									01-15-1985	FR				

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	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					155,900

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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	464,486
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	390,200
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
BRR	Bsmt Rec Rm-	B	150	8.05	2000		84		0.00	1,000
WDC	Wood Decking	L	210	20.00	2004		70		0.00	3,400
FOPC	Open Prch-roo	B	40	55.00	2000		84		0.00	2,100
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	880	26.01	2000		84		0.00	20,400
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,060	1,060	1,060	238.32	252,619
BMT	Basement Area	0	880	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	889	1,368	889	154.87	211,866
WDK	Wood Deck	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		1,949	3,866	1,949		464,485

