

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|---------|---|-------------|----------|-----------------------|------|----------|----------|
| SHERAN, JENNIFER A & JACK T TRS JJTP REALTY TRUST 20 BLACK OAK ROAD MARSTONS MIL MA 02648 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 330,300 | 330,300 |
| | | | 6 Septic | | | RES LAND | 1010 | 157,200 | 157,200 |
| SUPPLEMENTAL DATA | | | | | | Total 487,500 487,500 | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 52 #DL 2 GIS ID F_956626_2706268 | | | Plan Ref. 334/5 Land Ct# #SR Life Estate PP STATU 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) | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| SHERAN, JENNIFER A & JACK T TRS | | 34872 258 | 02-01-2022 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| SHERAN, JENNIFER A | | 33402 0061 | 10-27-2020 | U | I | 1 | 1F | 2023 | 1010 | 292,200 | 2022 | 1010 | 244,200 |
| SHERAN, MATTHEW & JENNIFER A | | 12023 0059 | 01-28-1999 | Q | I | 140,750 | 00 | | 1010 | 142,900 | | 1010 | 105,800 |
| CAHOON, RALPH F III & VIRGINIA M | | 7209 0247 | 06-15-1990 | Q | I | 125,000 | U | | | | | 1010 | 4,100 |
| COX, ARTHUR L & FLORENCE M | | 4489 0001 | 04-15-1985 | Q | I | 81,257 | U | Total | | 435,100 | Total | | 350,000 |
| | | | | | | | | Total | | | Total | | 315,600 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|--------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0105 | | | | MARSTM |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 301,200 |
| Appraised Xf (B) Value (Bldg) | 25,000 |
| Appraised Ob (B) Value (Bldg) | 4,100 |
| Appraised Land Value (Bldg) | 157,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 487,500 |
| Valuation Method | C |
| Total Appraised Parcel Value | 487,500 |

| NOTES | | | | | | | |
|-------|--|--|--|--|--|--|--|
| | | | | | | | |

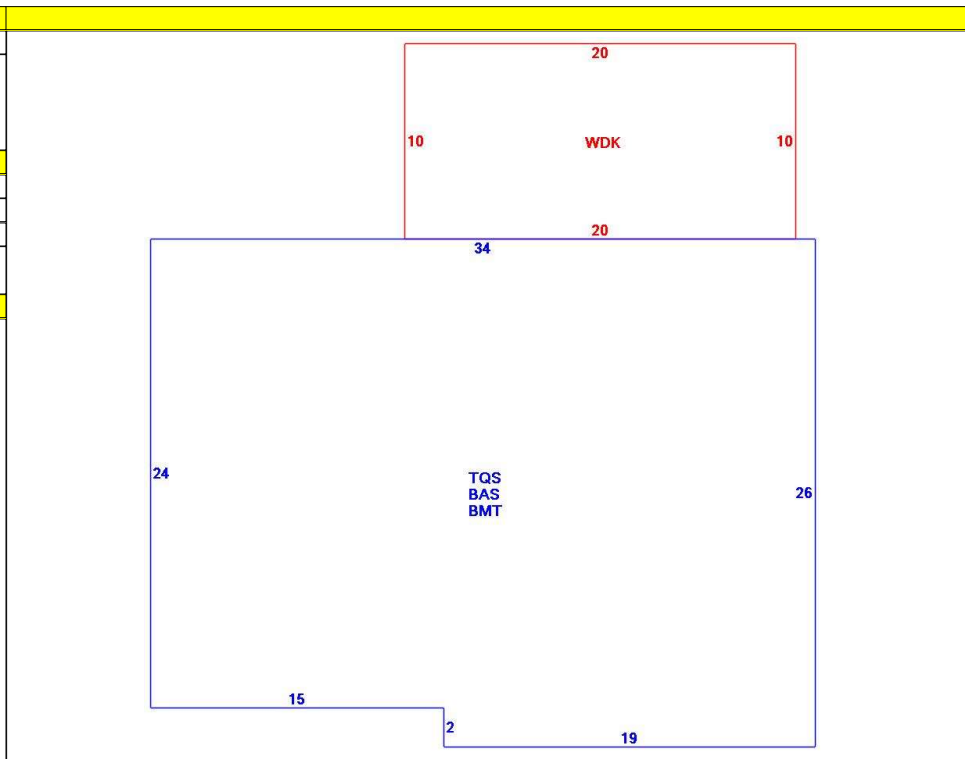
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|------------|------------------------|------------|----|------|----|----|----------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| 18-945 | 04-04-2018 | 822 | Insulation | 1,772 | | 100 | | weatherization | 05-08-2020 | LS | | | FR | Field Review |
| B27309 | 12-02-1984 | DW | Dwelling | 40,000 | 01-15-1986 | 100 | 12-31-1986 | MM | 08-15-2017 | KM | 02 | | 03 | Cycl Insp Comp |
| B27309A | 12-01-1984 | DW | Dwelling | 0 | 01-15-1986 | 100 | 12-31-1986 | MM 11/2 S | 02-21-2014 | JR | 03 | | 16 | In Office Review |
| | | | | | | | | | 06-23-2006 | PT | 02 | | 01 | Meas/Est |
| | | | | | | | | | 09-25-1999 | MF | 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 | 0.500 | AC | 176,344.00 | 1.78240 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 314,315.5 | 157,200 |
| Total Card Land Units | | | | | 0.50 | AC | Parcel Total Land Area | | | | | 0.50 | Total Land Value | | | 157,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| Stories | 1.5 | 1 1/2 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 | 01 | None | | | |
| 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 | Ownr 0.0 |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 358,534 |
| 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 | 301,200 |
| 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 |
| WDC | Wood Decking | L | 200 | 20.00 | 1999 | | 60 | | 0.00 | 2,800 |
| BMT | Basement-Unfi | B | 854 | 26.01 | 2000 | | 84 | | 0.00 | 20,000 |
| SHED | Shed | L | 120 | 18.00 | 1999 | | 60 | | 0.00 | 1,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 854 | 854 | 854 | 254.46 | 217,309 |
| BMT | Basement Area | 0 | 854 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 555 | 854 | 555 | 165.37 | 141,225 |
| WDK | Wood Deck | 0 | 200 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,409 | 2,762 | 1,409 | | 358,534 |

