

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GAROFOLI, JOHN & KATHERINE 112 BLACK OAK ROAD MARSTONS MIL MA 02648		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	361,500	361,500
			2 Public Water			RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 41 #DL 2 GIS ID F_956829_2705413				Plan Ref. 334/5 Land Ct# #SR Life Estate PP STATU Assoc Pid#				517,400	517,400

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAROFOLI, JOHN & KATHERINE		30827 0096	10-13-2017	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed
SANTIA, MARILYN		30827 0093	08-05-2014	U	I	0	1F	2023	1010	308,700	2022	1010	264,000
FRANCO, NICHOLAS D TR		3851 0185	09-15-1983	U	V	450,000	N		1010	141,700		1010	105,000
								Total		450,400	Total		369,000
								Total			Total		318,600

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	332,400
Appraised Xf (B) Value (Bldg)	26,500
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	517,400
Valuation Method	C
Total Appraised Parcel Value	517,400

NOTES							

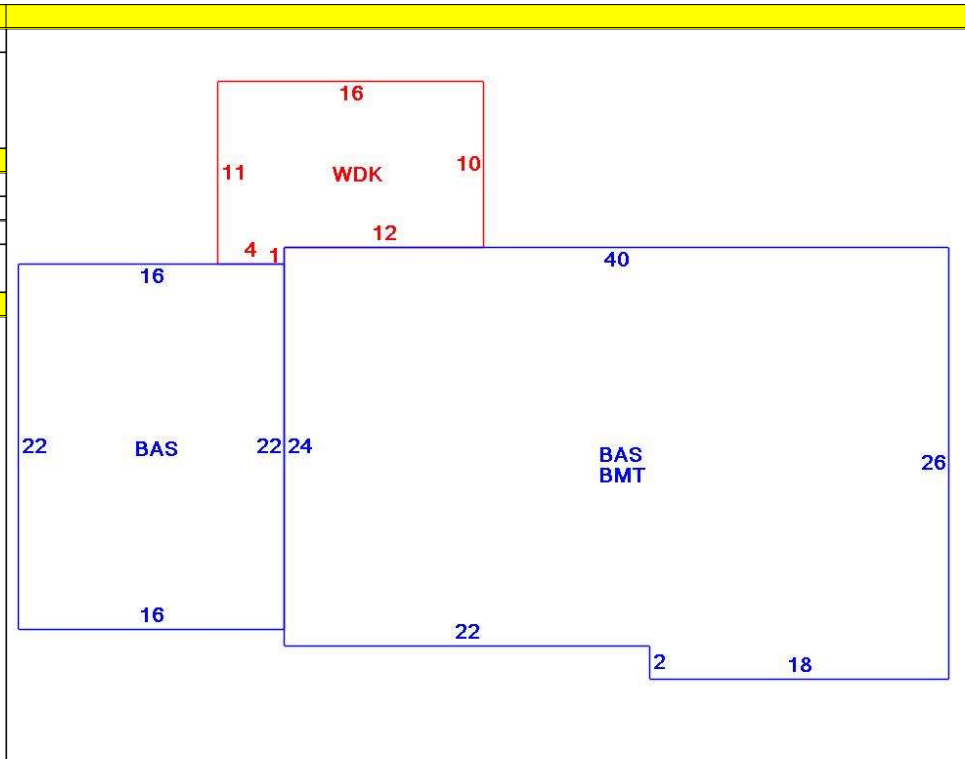
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-8 B26378	06-14-2022 05-01-1984	835 DW	Sid/Wind/Roof/ Dwelling	5,800 0	01-15-1985	100 100	12-31-1985	Insulation and Weatherization MM 1 STOR	03-27-2023 05-08-2020 01-10-2018 12-05-2017 09-23-2015 06-23-2006 09-30-1999	YB LS KM MD AL PT MF	03 02 22 03 02 01		16 FR 03 22 16 01 00	In Office Review Field Review Cycl Insp Comp Change of Address In Office Review Meas/Est 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	0.460 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	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Vinyl/Asphalt			
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				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 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	395,759
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	332,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
WDC	Wood Decking	L	164	20.00	1999		60		0.00	2,600
BMT	Basement-Unfi	B	996	26.01	2000		84		0.00	22,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,348	1,348	1,348	293.59	395,759
BMT	Basement Area	0	996	0	0.00	0
WDK	Wood Deck	0	164	0	0.00	0
Ttl Gross Liv / Lease Area		1,348	2,508	1,348		395,759

