

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOYCE, CHRISTOPHER J & ALISON						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
45 WHEELER ROAD						RESIDENTL	1010	1,388,900	1,388,900	
MARSTONS MIL MA 02648						RES LAND	1010	420,900	420,900	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT D #DL 2 GIS ID F_955202_2710941				Plan Ref. 240/41 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)								
JOYCE, CHRISTOPHER J & ALISON T		23850 0185	06-30-2009	Q	I	950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUMONT, DAVID S		14149 0102	08-17-2001	Q	V	216,000	1P	2023	1010	1,208,100	2022	1010	1,016,800	2021	1010	849,800
CXYPOLISKI, THOMAS E & ROBERTA A		1534 0314	05-14-1971	U		0			1010	394,400		1010	280,800		1010	307,500
								Total		1,602,500	Total		1,297,600	Total		1,253,900

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2011	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

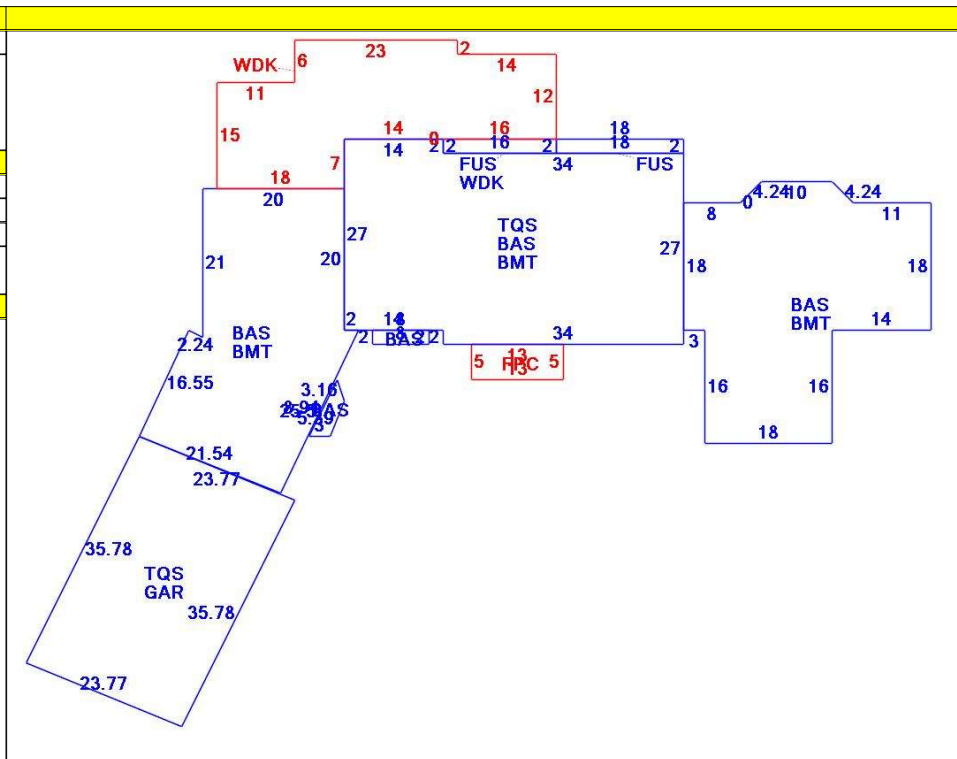
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,116,300
Appraised Xf (B) Value (Bldg)			176,000
Appraised Ob (B) Value (Bldg)			96,600
Appraised Land Value (Bldg)			420,900
Special Land Value			0
Total Appraised Parcel Value			1,809,800
Valuation Method			C
Total Appraised Parcel Value			1,809,800

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
17-2475	08-10-2017	880	Alt-Int work-Res	0	04-03-2018	100	06-30-2018	Add Bar Sink to Basement Re	05-15-2020	LS			FR	Field Review
17-244	02-01-2017	880	Alt-Int work-Res	20,000	04-03-2018	100	06-30-2018	finish rooms in basement inclu	07-23-2018	SR	02		02	Bldg Permit Completed
200903158	07-14-2009	AD	Addition	17,000	12-04-2009	100	06-30-2010	9X17 LNDRY RM ADDN	06-30-2017	SR	01		02	Bldg Permit Completed
57404	11-28-2001	SP	Swimming Pool	20,000	03-08-2002	100	01-01-2003	18 x 38	01-14-2011	DR	22		22	Change of Address
55404	11-01-2001	DW	Dwelling	541,170	03-08-2002	100	01-01-2003	4bdrm	01-13-2011	MA	03		16	In Office Review
									01-11-2011	NF	03		16	In Office Review
									06-07-2010	TP	03		52	New Construction

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000	
1	1010	Single Fam M-0	RF	3	1.050 AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	32,900	
Total Card Land Units					2.05 AC	Parcel Total Land Area					2.05	Total Land Value					420,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			1,226,652		
Year Built			2002		
Effective Year Built			2007		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			9		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			91		
RCNLD			1,116,300		
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
SPL2	Pool Vinyl	L	684	55.00	2002		66	00	1.00	23,600
FPL1	Fireplace 1 sto	B	1	5000.00	2009		91		0.00	4,600
TEN	Tennis Court 7	L	7,200	6.84	2002		66	00	1.00	32,500
SHD3	Shed-High Qu	L	168	25.00	2002		66		0.00	2,800
WDC	Wood Deck w/	L	736	18.00	2006		74		0.00	8,900
FNC5	FENCE-10'CH	L	240	34.35	2002		66		0.00	5,400
FOPC	Open Prch-roo	B	65	55.00	2009		91		0.00	3,100
GAR	Attached Gara	B	848	40.00	2009		91		0.00	24,800
BMT	Basement-Unfi	B	3,112	26.01	2009		91		0.00	58,800
PATS	Patio-Concrete	L	1,430	20.00	2002		66		0.00	16,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,140	3,140	3,140	266.55	836,959
BMT	Basement Area	0	3,106	0	0.00	0
FPC	Open Porch Conc. Floor	0	65	0	0.00	0
FUS	Upper Story	68	68	68	266.55	18,125
GAR	Attached Garage	0	848	0	0.00	0
TQS	Three Quarter Story	1,394	2,144	1,394	173.31	371,567
WDK	Wood Deck	0	736	0	0.00	0
Ttl Gross Liv / Lease Area		4,602	10,107	4,602		1,226,651



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOYCE, CHRISTOPHER J & ALISON						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
45 WHEELER ROAD						RESIDNTL	1010	1,388,900	1,388,900	
MARSTONS MIL MA 02648						RES LAND	1010	420,900	420,900	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT D #DL 2 GIS ID F_955202_2710941				Plan Ref. 240/41 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)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	1,208,100	2022	1010	1,016,800	2021	1010	849,800
									1010	394,400		1010	280,800		1010	307,500
															1010	96,600
								Total		1,602,500	Total		1,297,600	Total		1,253,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,116,300
Appraised Xf (B) Value (Bldg)			176,000
Appraised Ob (B) Value (Bldg)			96,600
Appraised Land Value (Bldg)			420,900
Special Land Value			0
Total Appraised Parcel Value			1,809,800
Valuation Method			C
Total Appraised Parcel Value			1,809,800

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

