

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCKENZIE, ROY C & KRISTIN  63 WHEELER ROAD  MARSTONS MIL MA 02648		1 Level	5 Well			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 587,100 420,600	Assessed 587,100 420,600
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT C #DL 2			Plan Ref. 240/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 1,007,700 1,007,700			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCKENZIE, ROY C & KRISTIN	32278	0046	09-06-2019	U	I	465,000	1	Year	Code	Assessed	Year	Code	Assessed
CASE, CHARLES C JR TR	32177	0240	11-13-2018	U	I	0	1F	2023	1010	527,000	2022	1010	442,000
HORRIGAN, EDITH J & CASE, CHARLES	26064	0334	02-08-2012	U	I	1	1F		1010	394,000		1010	280,500
HORRIGAN, EDITH J	21093	0246	06-14-2006	U	I	1	1A					1010	3,100
HORRIGAN, WILLIAM T & EDITH J	3852	0048	09-02-1983	Q	V	24,000	U	Total		921,000	Total		722,500
								Total		683,900	Total		683,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2021	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	527,300
Appraised Xf (B) Value (Bldg)	56,700
Appraised Ob (B) Value (Bldg)	3,100
Appraised Land Value (Bldg)	420,600
Special Land Value	0
Total Appraised Parcel Value	1,007,700
Valuation Method	C
Total Appraised Parcel Value	1,007,700

NOTES							

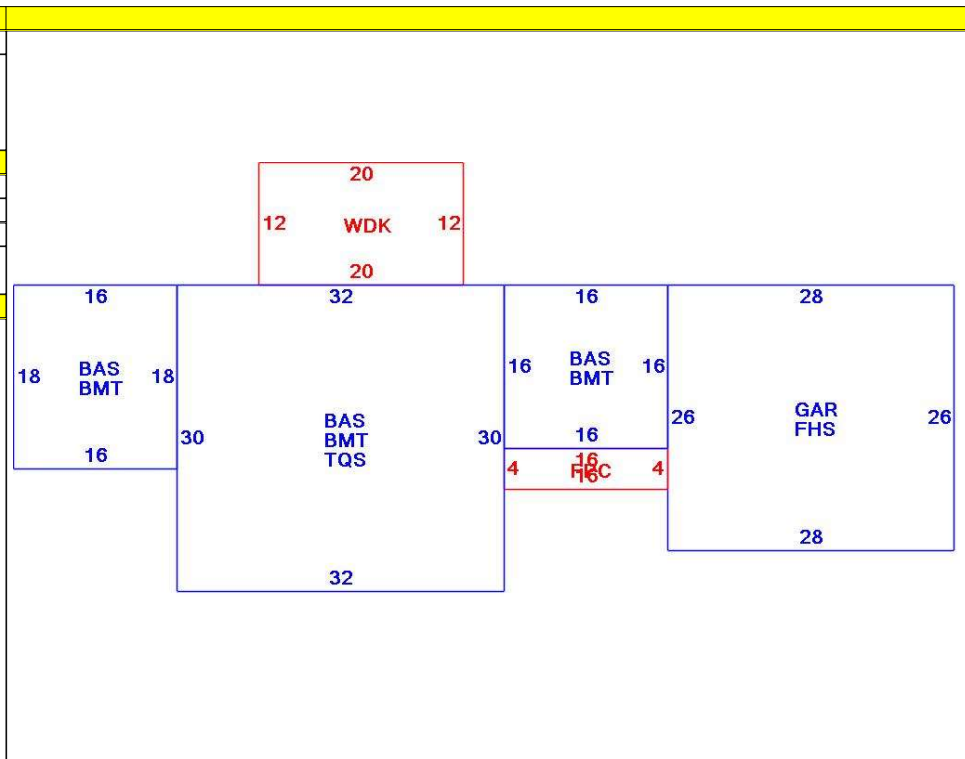
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-613	02-27-2020	834	Sheet Metal	11,500	06-30-2020	100	06-30-2020	New Hvac System	07-31-2020	LH	03		22	Change of Address
20-290	01-31-2020	822	Insulation	5,991	06-30-2020	100	06-30-2020	Weatherization, Air Sealing,	07-31-2020	PK	03		16	In Office Review
B28490	10-01-1985	DW	Dwelling	100,000	01-15-1987	100	12-31-1987	MM 11/2 S	07-15-2020	CK	02		02	Bldg Permit Completed
									04-28-2020	LS			FR	Field Review
									01-22-2020	SAF			20	Sale Review
									05-29-2019	SR	02		03	Cycl Insp Comp
									08-11-2014	JR	03		16	In Office Review

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	1.040	AC 14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	32,600
Total Card Land Units					2.04	AC	Parcel Total Land Area					2.04	Total Land Value			420,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	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	659,067
Year Built	1985
Effective Year Built	1993
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	527,300
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1995		80		0.00	4,800
BRR	Bsmt Rec Rm-	B	224	8.05	1995		80		0.00	1,400
WDC	Wood Decking	L	240	20.00	1999		60		0.00	3,100
FOPC	Open Prch-roo	B	64	55.00	1995		80		0.00	2,700
GAR	Attached Gara	B	728	40.00	1995		80		0.00	19,400
BMT	Basement-Unfi	B	1,504	26.01	1995		80		0.00	28,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,504	1,504	1,504	264.47	397,767
BMT	Basement Area	0	1,504	0	0.00	0
FHS	Half Story	364	728	364	132.24	96,268
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
GAR	Attached Garage	0	728	0	0.00	0
TQS	Three Quarter Story	624	960	624	171.91	165,031
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		2,492	5,728	2,492		659,066

