

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
RUANE, NANCYA 204 TIMBER LANE MARSTONS MIL MA 02648				1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed
						5	Well					RESIDENTL	1010	447,700	447,700
						6	Septic					RES LAND	1010	156,200	156,200
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 42 #DL 2 GIS ID F_961557_2707189						Plan Ref. 247/82 Land Ct# #SR Life Estate PP STATU Assoc Pid#						Total 603,900 603,900			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
RUANE, NANCYA RUANE, JOHN F & NANCYA GROOM, JAMES PARMENTER, FORREST A JR TR STANLEY, JOHN S TR				34331	246	07-27-2021	U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				6141	0248	02-17-1988	Q	I	59,000	U	2023	1010	387,700	2022	1010	340,600	2021	1010	270,900		
				5491	0324	12-30-1986	Q	V	53,000	U		1010	142,000			105,200			105,200		
				4831	0026	12-06-1985	Q	V	28,500	U						12,100					
	4660	0200	08-09-1985	Q	V	23,500	U	Total				529,700	Total		445,800	Total		388,200			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO 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
0105			MARSTM

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			377,700
Appraised Xf (B) Value (Bldg)			57,900
Appraised Ob (B) Value (Bldg)			12,100
Appraised Land Value (Bldg)			156,200
Special Land Value			0
Total Appraised Parcel Value			603,900
Valuation Method			C
Total Appraised Parcel Value			603,900

NOTES									

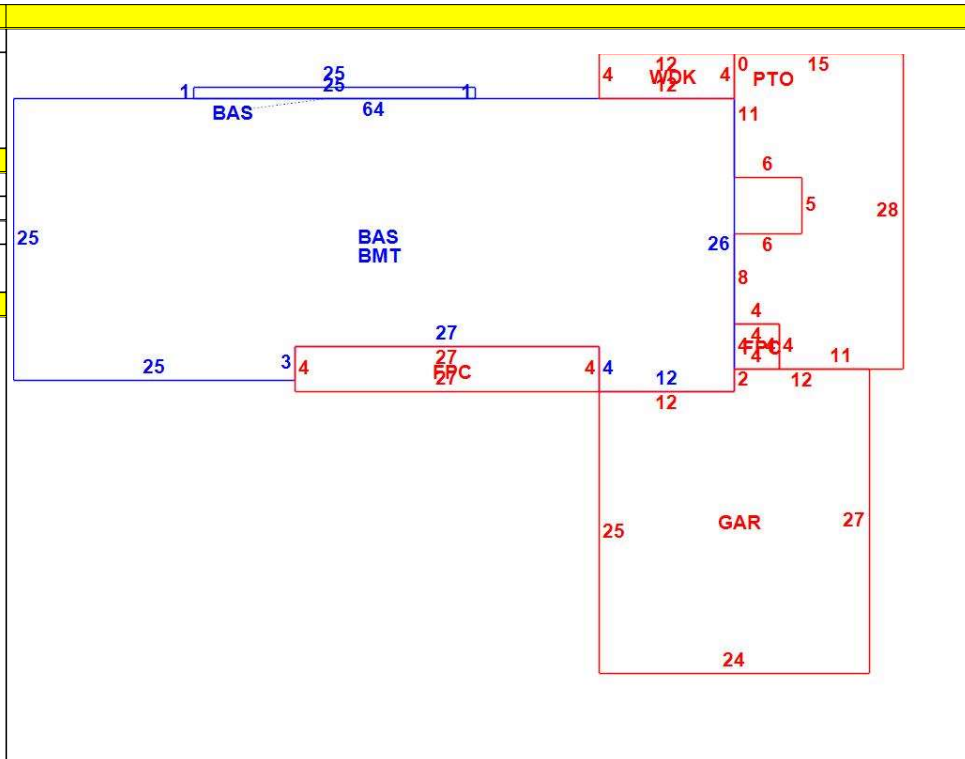
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201003803 B32088	08-04-2010 07-01-1988	RW DW	Repair Work Dwelling	4,900 75,000	06-30-2010 01-15-1991	100 100	06-30-2010 12-31-1991	CHIMNEY REPAIR MM 1 STOR	04-28-2020 01-06-2020 08-22-2007 06-07-1999 01-15-1990	LS SR PT MF M	02 02 01		FR 03 14 00	Field Review Cycl Insp Comp Cyclical Inspection 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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200	

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	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	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		444,394
Year Built		1988
Effective Year Built		2000
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		15
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		85
RCNLD		377,700
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	2002		85		0.00	4,300
WDC	Wood Decking	L	48	20.00	2000		62		0.00	1,700
PATF	Flagstone Pav	L	374	30.00	2000		81		0.00	9,000
FOPC	Open Prch-roo	B	124	55.00	2002		85		0.00	4,600
GAR	Attached Gara	B	624	40.00	2002		85		0.00	18,400
BMT	Basement-Unfi	B	1,531	26.01	2002		85		0.00	30,600
SHED	Shed	L	80	18.00	2020		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	285.60	444,394
BMT	Basement Area	0	1,531	0	0.00	0
FPC	Open Porch Conc. Floor	0	124	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
PTO	Patio	0	374	0	0.00	0
WDK	Wood Deck	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		1,556	4,257	1,556		444,394

