

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
GICHUNTS, TIGRAN  108 FIELD ROAD  MARSTONS MIL MA 02648				1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
						4	Gas					RESIDNTL	1010	493,400	493,400
						2	Public Water			6		RES LAND	1010	175,900	175,900
<b>SUPPLEMENTAL DATA</b>												Total 669,300 669,300			
Alt Prcl ID						Plan Ref. 198/43									
Split Zonin						Land Ct#									
BID Parcel						#SR									
ResExpt Q						Life Estate									
#DL 1 LOT 21 & 22						PP STATU									
#DL 2						Assoc Pid#									
GIS ID F_962051_2710344															

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
GICHUNTS, TIGRAN				26457	0225	06-28-2012	U	I			181,126	1	Year	Code	Assessed	Year	Code	Assessed	
FINANCIAL FREEDOM ACQUISITION LL				25815	0076	11-04-2011	U	I			1	1B	2025	1010	493,400	2024	1010	506,000	
FEDERAL NATIONAL MORTGAGE ASSO				25598	0179	08-02-2011	U	I			238,075	1L		1010	175,900	2023	1010	175,900	
MENDOZA, LOUIS				20760	0017	02-23-2006	U	I			0	1	Total 669,300 Total 681,900 Total 600,300						
MENDOZA, LOUIS & ALICE				1599	0307	02-07-1972	U				0								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
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)	410,500
Appraised Xf (B) Value (Bldg)	76,300
Appraised Ob (B) Value (Bldg)	6,600
Appraised Land Value (Bldg)	175,900
Special Land Value	0
Total Appraised Parcel Value	669,300
Valuation Method	C
Total Appraised Parcel Value	669,300

NOTES									

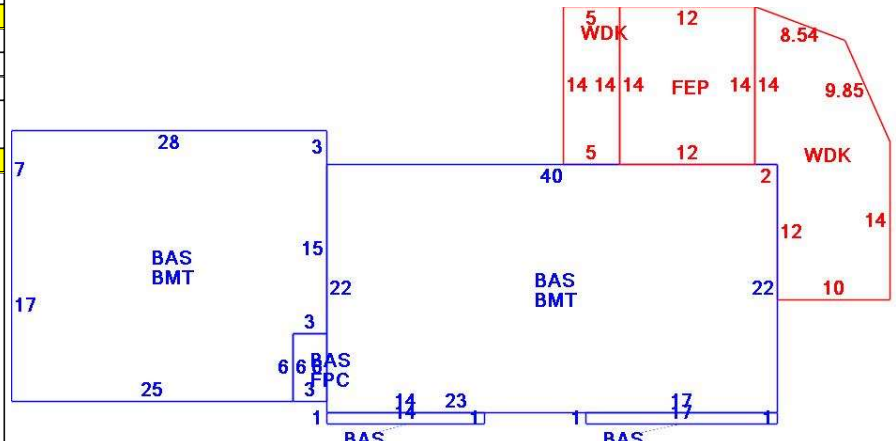
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-24-49	06-21-2024	804		9,700		0		Redoing the two bedrooms, pa		05-21-2020	LS			FR	Field Review
201501887	05-11-2015	RE	Remodel	40,000	08-12-2015	100	06-30-2016	REPLACE WINDOWS, REPL		01-29-2016	SR	01		02	Bldg Permit Completed
201207001	12-06-2012	WD	Wood Deck	9,000	02-21-2014	100	06-30-2014	REPLC DECK & RAILINGS-R		07-20-2015	TP	03		16	In Office Review
B27377	01-02-1985	AD	Addition	3,500	01-15-1986	100	06-30-1986	MM BEDROO		02-27-2014	MW	02		02	Bldg Permit Completed
										11-27-2012	DR	03		16	In Office Review
										01-15-2009	KLP	03		16	In Office Review
										04-10-2008	KLP	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	0.970	AC	176,344.00	1.02805	1.0000	5	1.00	0105	1.000		1.0000	181,299.2	175,900	
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value					175,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	30	Cement Clapbd			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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		466,494
Year Built		1979
Effective Year Built		2009
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		410,500
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
BFA1	Bsmt Fin-Goo	B	880	32.56	2007		88		0.00	25,200
BGR2	2 Stall Bmt Ga	B	1	3244.00	2007		88		0.00	2,900
SHED	Shed	L	160	18.00	1985		32		0.00	900
FPL2	Fireplace 1.5 s	B	1	6000.00	2007		88		0.00	5,300
FOPC	Open Prch-roo	B	18	55.00	2007		88		0.00	1,200
FEP	Enclosed porc	B	168	70.00	2007		88		0.00	10,000
BMT	Basement-Unfi	B	1,534	26.01	2007		88		0.00	31,700
WDC	Wood Decking	L	316	20.00	2014		90		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,583	1,583	1,583	294.69	466,494
BMT	Basement Area	0	1,534	0	0.00	0
FEP	Enclosed Porch	0	168	0	0.00	0
FPC	Open Porch Conc. Floor	0	18	0	0.00	0
WDK	Wood Deck	0	316	0	0.00	0
Ttl Gross Liv / Lease Area		1,583	3,619	1,583		466,494

