

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SPAGNUOLO, DOROTA  128 HIGHPOINT ROAD  MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	423,400	423,400
			2 Public Water		6	RES LAND	1010	153,900	153,900
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 34846-B (SH 2)					
#DL 1 LOT 43		#DL 2		#SR					
GIS ID F_944545_2702224		Assoc Pid#		Life Estate					
				PP STATU					

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SPAGNUOLO, DOROTA	C205138	0	12-08-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
SPAGNUOLO, ANTHONY W & DOROTA	C189194	0	08-04-2009	U	I	1	1A	2025	1010	423,400	2024	1010	394,800				
SPAGNUOLO, ANTHONY W	C174246	0	08-31-2004	U	I	158,500	1		1010	153,900	2023	1010	348,300				
DANIELS, STEPHEN J	C67182	0	01-02-1979	Q		31,000	U					1010	139,900				
Total								577,300		Total		548,700		Total		488,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2017	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM				

NOTES													
<p>Appraised Bldg. Value (Card) 396,300</p> <p>Appraised Xf (B) Value (Bldg) 21,700</p> <p>Appraised Ob (B) Value (Bldg) 5,400</p> <p>Appraised Land Value (Bldg) 153,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 577,300</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 577,300</p>													

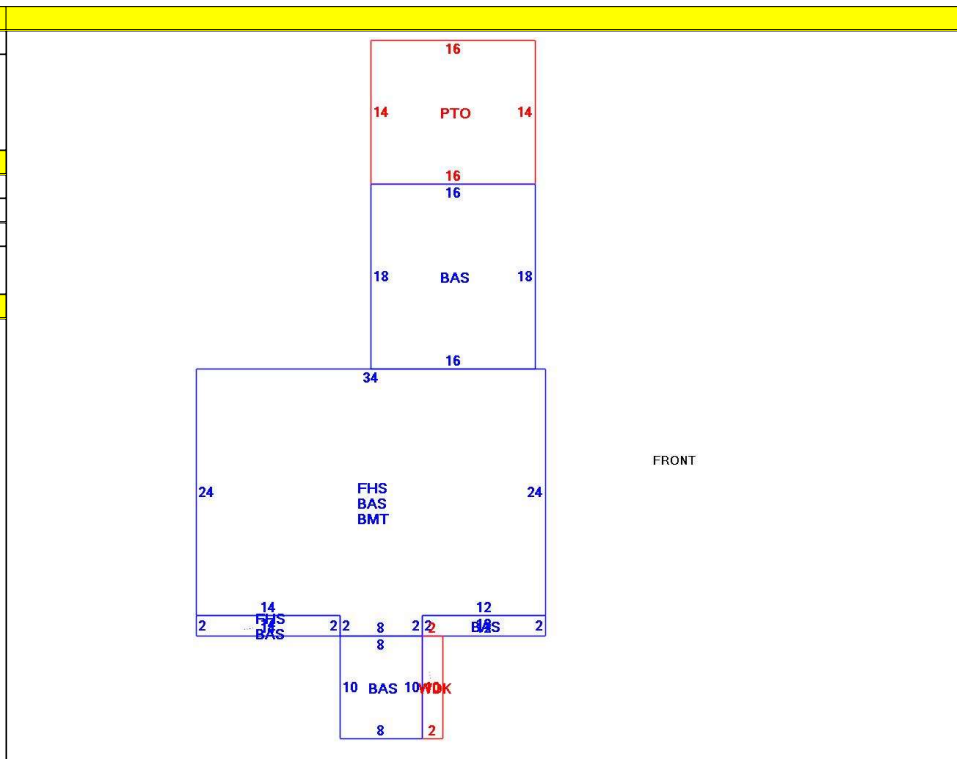
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-10	10-12-2023	839	Solar Panel-Re	35,469		0		8.505kW DC roof-mounted sol	05-19-2020	LS			FR	Field Review
80069	10-21-2004	AD	Addition	50,000	09-20-2006	100	06-30-2008		07-21-2016	GC	03		16	In Office Review
B18195	02-01-1976	DW	Dwelling	0	01-15-1977	100	12-31-1977	MM 1 STOR	06-13-2014	JR	03		16	In Office Review
									04-09-2014	SR	02		03	Cycl Insp Comp
									08-06-2009	MA	22		22	Change of Address
									05-01-2008	JG	03		16	In Office Review
									02-29-2008	JG	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	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0105	1.000		1.0000	384,712.0	153,900
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			153,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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	471,734
Year Built	1976
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	396,300
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
FPLG	Gas Fireplace	B	1	2500.00	2001		84		0.00	2,100
WDC	Wood Decking	L	20	20.00	2002		66		0.00	1,100
PAT2	Patio-Good	L	224	9.94	2002		83		0.00	2,000
BMT	Basement-Unfi	B	832	26.01	2001		84		0.00	19,600
SHED	Shed	L	192	18.00	2002		66		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	280.46	351,136
BMT	Basement Area	0	832	0	0.00	0
FHS	Half Story	430	860	430	140.23	120,598
PTO	Patio	0	224	0	0.00	0
WDK	Wood Deck	0	20	0	0.00	0
Ttl Gross Liv / Lease Area		1,682	3,188	1,682		471,734

