

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
VANGELDER, DEVIN R & LAUREN A  21 HIGHPOINT ROAD  MARSTONS MIL MA 02648		3	Below Street	4	Gas	1	Paved			Description	Code	Assessed	Assessed
				6	Septic					RESIDNTL	1010	329,700	329,700
									6	RES LAND	1010	155,500	155,500
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 24 #DL 2 GIS ID F_944839_2703280						Plan Ref. Land Ct# 34846-B #SR Life Estate PP STATU Assoc Pid#				Total 485,200 485,200			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
VANGELDER, DEVIN R & LAUREN A		C236283	0	06-21-2024		Q	I			585,000	00	Year	Code	Assessed	Year	Code	Assessed				
BRUNCO, JOSEF		C221478	0	12-23-2019		U	I			335,000	1A	2025	1010	329,700	2024	1010	338,700				
BRUNCO, RICHARD		C170034	0	07-31-2003		Q	I			275,000	00		1010	155,500		1010	155,500				
GAGNE, GARY P & ALICIA E		C137272	0	05-15-1995		Q	I			105,000	00										
KLEINAS, EUGENIJUS		C123088	0	04-15-1991		Q	I			125,000	00										
										Total		485,200		Total		494,200		Total		431,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	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)	283,400
Appraised Xf (B) Value (Bldg)	41,000
Appraised Ob (B) Value (Bldg)	5,300
Appraised Land Value (Bldg)	155,500
Special Land Value	0
Total Appraised Parcel Value	485,200
Valuation Method	C
Total Appraised Parcel Value	485,200

NOTES							

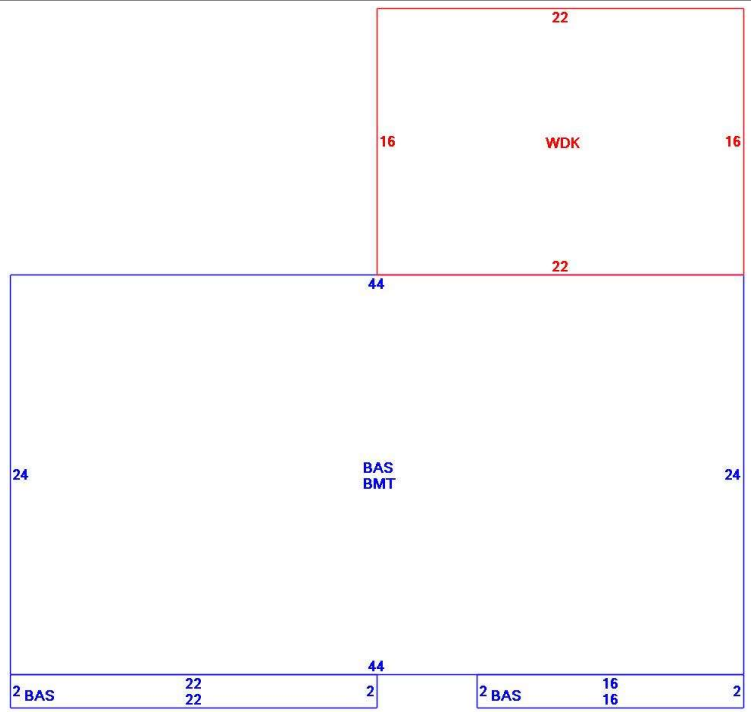
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-24-1	09-27-2024	835		3,700		0		Mass Save Project -- 6 hrs air		06-27-2024	AG	03		16	In Office Review
19-3545	10-23-2019	835	Sid/Wind/Roof/	5,000	06-30-2020	100	06-30-2020	Strip and Replace 15 square o		11-21-2022	SR	01		03	Cycl Insp Comp
B24964	04-01-1983	RE	Remodel	0	01-15-1984	100	01-15-1984	MM REMOD		05-19-2020	LS			FR	Field Review
										04-18-2014	SR	02		03	Cycl Insp Comp
										05-03-2005	PT	02		01	Meas/Est
										02-24-2004	AM			03	Cycl Insp Comp
										12-02-2003	PT	02		01	Meas/Est

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0105	1.000		1.0000	345,598.9
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			155,500

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	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	358,765
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	283,400
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		79		0.00	4,700
BFA	Bsmt Fin-Avg	B	1,056	17.36	1995		79		0.00	14,500
WDC	Wood Decking	L	352	20.00	1996		54		0.00	3,700
BMT	Basement-Unfi	B	1,056	26.01	1995		79		0.00	21,800
SHED	Shed	L	168	18.00	1996		54		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,132	1,132	1,132	316.93	358,765	
BMT	Basement Area	0	1,056	0	0.00	0	
WDC	Wood Deck	0	352	0	0.00	0	
Ttl Gross Liv / Lease Area		1,132	2,540	1,132		358,765	