

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VANNIER, DEREK S & ANDREA L 56 CHOPTEAGUE LN MARSTONS MIL MA 02648		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	435,600	435,600
			2 Public Water		6	RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 272/92					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 29		#DL 2		Life Estate					
GIS ID F_943487_2703030		Assoc Pid#		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)						
VANNIER, DEREK S & ANDREA L		12130	0161	03-17-1999	U	I	145,000	1	Year	Code	Assessed	Year	Code	Assessed
KEATING, MICHAEL & MICHELLE		3285	0047	05-12-1981	U		0		2025	1010	435,600	2024	1010	447,000
										1010	155,900		1010	155,900
									Total		591,500	Total		602,900
									Total		591,500	Total		485,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2025	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			MARSTM					
NOTES				Appraised Bldg. Value (Card)				349,500
				Appraised Xf (B) Value (Bldg)				19,000
				Appraised Ob (B) Value (Bldg)				67,100
				Appraised Land Value (Bldg)				155,900
				Special Land Value				0
				Total Appraised Parcel Value				591,500
				Valuation Method				C
				Total Appraised Parcel Value				591,500

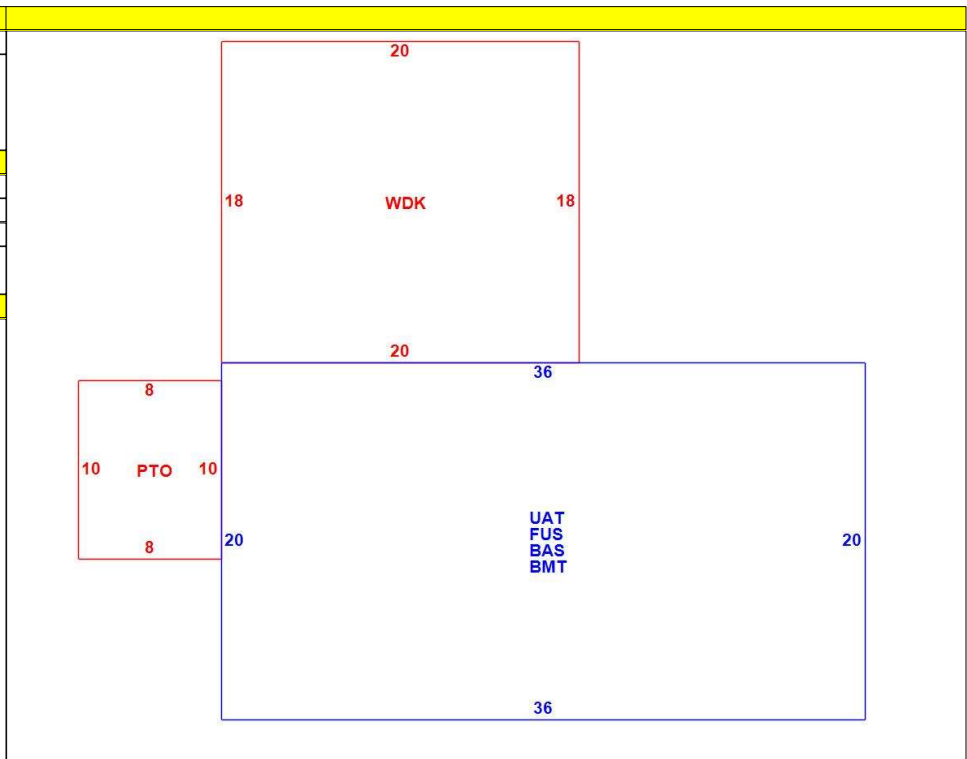
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
81250	12-14-2004	RE	Remodel	20,000	10-30-2006	100	06-30-2007	26X20,4X7 WDKS;RESIDE;R	07-17-2024	EG	03		16	In Office Review
55932	09-20-2001	SP	Swimming Pool	20,000	12-18-2001	100	01-01-2002	16 X 38 INGRND	07-19-2023	EG	03		16	In Office Review
B33169	08-01-1989	AD	Addition	8,000	01-15-1991	100	01-15-1991	MM FAM.AP	11-18-2022	DB	01		03	Cycl Insp Comp
B30502	03-01-1987	AD	Addition	8,000	01-15-1990	100	01-15-1990	MM GARAGE	05-19-2020	LS			FR	Field Review
B25578	09-01-1983	DW	Dwelling	0	01-15-1986	100	01-15-1986	MM 1 1/2S	04-22-2014	SR	02		03	Cycl Insp Comp
									09-30-2008	TP	03		16	In Office Review
									04-25-2007	TP	03		52	New Construction

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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	421,137
Year Built	1984
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	349,500
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
BRR	Bsmt Rec Rm-	B	180	8.05	2000		83		0.00	1,200
SPL1	Pool-Concrete	L	512	100.00	2002		56	00	1.00	28,700
GAR2	Det Gar-w/FH	L	432	85.00	1988		64	C	1.00	23,500
WDC	Wood Decking	L	56	20.00	1999		60		0.00	1,800
WDC	Deck comp w	L	360	28.00	1999		60		0.00	5,900
BMT	Basement-Unfi	B	720	26.01	2000		83		0.00	17,800
PAT2	Patio-Good	L	80	9.94	1999		80		0.00	800
SPH2	Pool Heater 50	L	1	3081.00	2001		64		0.00	2,000
PAT1	Patio- Average	L	990	5.89	2002		83		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	278.53	200,542
BMT	Basement Area	0	720	0	0.00	0
FUS	Upper Story	720	720	720	278.53	200,542
PTO	Patio	0	80	0	0.00	0
UAT	Attic, Unfinished	0	720	72	27.85	20,054
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,440	3,320	1,512		421,138