

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRATT, NANCY L & WILLIAM K 113 AUDREYS LN MARSTONS MIL MA 02648		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	338,700	338,700
			2 Public Water		6	RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA						Total 494,600 494,600			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 41 #DL 2 GIS ID F_943680_2702999				Plan Ref. 272/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRATT, NANCY L & WILLIAM K		20493 0036	11-21-2005	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed			
PRATT, NANCY L		12379 0320	06-30-1999	U	I	110,000	2	2025	1010	338,700	2024	1010	320,100			
CONNOLLY, JAMES D & ANDREA		8273 0182	10-15-1992	U	I	1	F		1010	155,900	2023	1010	155,900			
CONNOLLY, JAMES D		6310 0098	06-15-1988	Q	I	115,000	U									
CAVALLO, ORLANDO N & CHERYL		4800 0189	11-15-1985	Q	I	82,900	U									
Total								494,600		Total		476,000		Total		424,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	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)	312,100
Appraised Xf (B) Value (Bldg)	24,000
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	494,600
Valuation Method	C
Total Appraised Parcel Value	494,600

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
201100107	01-10-2011	IN	Insulation	5,000	06-30-2011	100	06-30-2011	WEATHERIZE-INSULATE	09-20-2023	EG	03		16	In Office Review
B19318	06-01-1977	DW	Dwelling	0	01-15-1980	100	12-31-1980	MM 2 STOR	11-21-2022	DB	01		03	Cycl Insp Comp
									05-19-2020	LS			FR	Field Review
									12-10-2014	SR	01		03	Cycl Insp Comp
									09-03-2014	SR	01		03	Cycl Insp Comp

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	155,900
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	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	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	12	Hardwood									
Heat Fuel	03	Gas									
Heat Type	05	Hot Water									
AC Type	01	None									
Bedrooms	03	3 Bedrooms									
Full Baths	2										
Half Baths	0										
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	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			390,082		
						Year Built			1977		
						Effective Year Built			1998		
						Depreciation Code			A		
						Remodel Rating					
						Year Remodeled					
						Depreciation %			20		
						Functional Obsol			0		
						External Obsol			0		
						Trend Factor			1		
						Condition					
						Condition %					
						Percent Good			80		
						RCNLD			312,100		
						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	
WDC	Wood Decking	L	196	20.00	1997		56		0.00	2,600	
BMT	Basement-Unfi	B	864	26.01	1996		80		0.00	19,200	
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		80		0.00	4,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	864	864	864	273.55	236,347					
BMT	Basement Area	0	864	0	0.00	0					
TQS	Three Quarter Story	562	864	562	177.93	153,735					
WDK	Wood Deck	0	196	0	0.00	0					
Ttl Gross Liv / Lease Area		1,426	2,788	1,426		390,082					

