

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BAUDANZA, SUSAN M & PAUL S 431 WAKEBY ROAD MARSTONS MIL MA 02648		4 Rolling	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
		4 Gas	1	1 Excel View	RESIDNTL	1010	670,000	670,000	
		6 Septic	6 Rear Location	RES LAND	1010	281,500	281,500		
SUPPLEMENTAL DATA						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_945534_2702968			Plan Ref. Land Ct# 38281-A #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)									
BAUDANZA, SUSAN M & PAUL S		C193611	0	02-11-2011	U	I	573,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LINNELL, LARRY C & CAROL		C173167	0	05-27-2004	Q	I	950,000	00	2025	1010	670,000	2024	1010	658,600	2023	1010	609,500
ROSE, EDDIE & JOYCE M		C126109	0	03-31-1992	U	I	1	F		1010	281,500		1010	281,500		1010	285,900
ROSE, EDDIE & JOYCE M TRS		C102971	0	08-15-1985	U	I	1	B									
ROSE, EDDIE & JOYCE M		C69678	0	01-28-1977	U		0										
Total									951,500		Total		940,100		Total		895,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

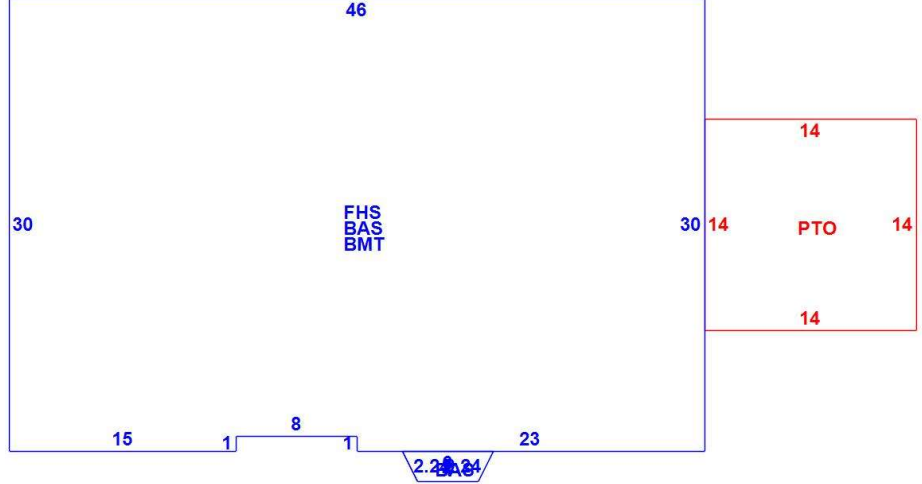
NOTES													

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	419,900
Appraised Xf (B) Value (Bldg)	47,000
Appraised Ob (B) Value (Bldg)	203,100
Appraised Land Value (Bldg)	281,500
Special Land Value	0
Total Appraised Parcel Value	951,500
Valuation Method	C
Total Appraised Parcel Value	951,500

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
201305972	09-16-2013	OT	Other	60,000	11-04-2013	100	06-30-2015	COVERED ROUND RIDING R	11-21-2022	SR	02		03	Cycl Insp Comp
201102795	06-13-2011	OB	Out Building	80,000	11-09-2011	100	06-30-2012	36X48 HORSE BARN	05-20-2020	LS			FR	Field Review
200903065	07-02-2009	NS	New Siding	2,200	06-30-2010	100	06-30-2010	RESIDE	07-29-2014	JR	03		16	In Office Review
200804751	09-02-2008	NR	New Roof	6,500	06-30-2009	100	06-30-2009	STRP OLD SHINGLES	12-12-2013	MW	01		02	Bldg Permit Completed
B23374	08-01-1981	AD	Addition	0	01-15-1982	100	12-31-1982	MM GARAGE	12-12-2013	SR	01		03	Cycl Insp Comp
B19555	08-01-1977	DW	Dwelling	0	01-15-1981	100	12-31-1981	MM DWELLN	05-22-2013	JR	03		16	In Office Review
									01-03-2012	RB	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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150	PATTYS POND	1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	3	4.800	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	78,700
Total Card Land Units					5.80	AC	Parcel Total Land Area					5.80	Total Land Value				281,500

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					
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	05	Vinyl/Asphalt			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
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			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			524,879		
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			419,900		
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
SHD2	Shed w/Elec	L	182	26.00	1977		16		0.00	800
GAR3	Det Gar-w/TQ	L	624	100.00	1977		53	00	1.00	33,100
BFA1	Bsmt Fin-Goo	B	600	32.56	1996		80		0.00	15,600
PAT1	Patio- Average	L	196	5.89	1997		78		0.00	1,000
BMT	Basement-Unfi	B	1,372	26.01	1996		80		0.00	26,600
STB1	Stable/Avg Qty	L	1,728	33.30	2011		87	A	1.58	79,100
FNCC	CORRAL FEN	L	1,193	11.44	2011		74	C	1.00	10,100
FNC9	Fence Gate 10	L	2	810.42	2011		84		0.00	1,400
ARNA	Riding Arena-L	L	2,872	13.08	2013		89	X	2.32	77,600
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	1,382	1,382	1,382	253.81	350,765
BMT	Basement Area	0	1,372	0	0.00	0
FHS	Half Story	686	1,372	686	126.91	174,114
PTO	Patio	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		2,068	4,322	2,068		524,879