

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VARLEY, PATRICK W & KRISTEN L 86 WOOD DUCK RD		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	426,300	426,300
			2 Public Water		6	RES LAND	1010	163,700	163,700
SUPPLEMENTAL DATA									
MARSTONS MIL MA 02648		Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 7 #DL 2 GIS ID F_945748_2708097		Plan Ref. 254/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 590,000 590,000			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VARLEY, PATRICK W & KRISTEN L		20443 0024	11-04-2005	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed
REDDY, WILLIAM J & JUDITH A		4856 0115	12-15-1985	Q	I	96,000	U	2025	1010	426,300	2024	1010	421,900
BELANGER, ARTHUR F & ELAINE		4257 0014	09-15-1984	U	V	14,000	Z		1010	163,700		1010	163,700
TOUANEN, HENRI P		4174 0190	07-15-1984	U	I	0	A						
TOUANEN, HENRI P & M F		1685 0021	07-10-1972	U		0		Total 590,000 Total 585,600 Total 511,000					

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	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	Batch
0105				MARSTM

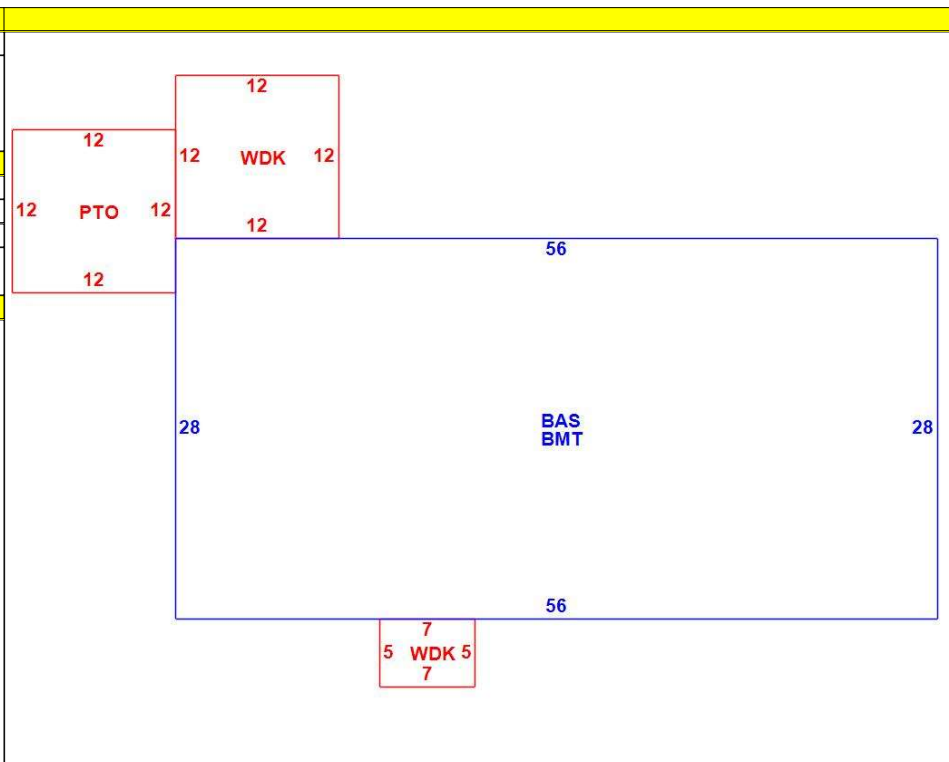
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	380,300
Appraised Xf (B) Value (Bldg)	40,500
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	163,700
Special Land Value	0
Total Appraised Parcel Value	590,000
Valuation Method	C
Total Appraised Parcel Value	590,000

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
20-371	02-20-2020	804	Addn Alt-Res	110,000	12-09-020	100	06-30-2021	Addition. Add new sf to garag	12-09-2020	SR	01		02	Bldg Permit Completed
17-3482	10-06-2017	835	Sid/Wind/Roof/	2,500	08-17-2020	100	08-17-2020	Replace windows for like wind	08-17-2020	SR	02		13	CALL BACK
200801820	04-01-2008	OT	Other	1,000	06-24-2009	100	06-30-2009	RET WALL W STRS	05-20-2020	LS			FR	Field Review
B27210	11-02-1984	DW	Dwelling	50,000	01-15-1986	100	01-15-1986	MM	10-01-2014	SR	01		03	Cycl Insp Comp
B27210A	11-01-1984	DW	Dwelling	0	01-15-1986	100	01-15-1986	MM 1 STOR	09-12-2008	JG	03		16	In Office Review
									05-19-2005	PT	02		01	Meas/Est
									09-01-1999	MF	01		00	Meas/Listed-Interior Acces

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	0.580	AC	176,344.00	1.60055	1.0000	5	1.00	0105	1.000		1.0000	282,256.2	163,700
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value			163,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	5 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	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		458,217			
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		380,300			
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		83		0.00	4,200
BGAR	Bsmt Garage	B	2	2326.00	2000		83		0.00	3,900
WDC	Wood Decking	L	144	20.00	1999		60		0.00	2,400
WDC	Wood Decking	L	35	20.00	1999		60		0.00	1,400
BRR	Bsmt Rec Rm-	B	300	8.05	2000		83		0.00	2,000
BMT	Basement-Unfi	B	1,568	26.01	2000		83		0.00	30,400
PAT2	Patio-Good	L	144	9.94	2020		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,568	1,568	1,568	292.23	458,217
BMT	Basement Area	0	1,568	0	0.00	0
PTO	Patio	0	144	0	0.00	0
WDK	Wood Deck	0	179	0	0.00	0
Ttl Gross Liv / Lease Area		1,568	3,459	1,568		458,217

