

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
TURNER, MARK E & GREGORY P 76 LOCUST LANE BARNSTABLE MA 02630											Description RESIDNTL RES LAND	Code 1090 1090	Assessed		Assessed							
													439,900	439,900								
								1					586,600	586,600								
SUPPLEMENTAL DATA																						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_986720_2721127								Plan Ref. Land Ct# 32146-A #SR Life Estate PP STATU Assoc Pid#														
Total											1,026,500		1,026,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
TURNER, MARK E & GREGORY P TURNER, MARK E BROWN, ROBERT A TR TURNER, BEVERLY P TR TURNER, BEVERLY P				C236600	0	07-25-2024	U	I	500,000		1J	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				C236559	0	07-19-2024	U	I	0		1F			2025	1090	439,900	2024	1090	423,100	2023	1090	382,100
				D150623	0	07-18-2024	U	I	0		1J				1090	586,600		1090	806,600		1090	666,600
				C173643	0	07-08-2004	U	I	1		1F											
				C171178	0	11-10-2003	U	I	1		1A											
Total											1,026,500		Total		1,229,700		Total		1,048,700			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int											
				Total	0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 439,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 586,600 Special Land Value 0 Total Appraised Parcel Value 1,026,500 Valuation Method C Total Appraised Parcel Value 1,026,500										
Nbhd		Nbhd Name			B		Tracing			Batch												
0111										BARNs												
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					
201204752	08-06-2012	NR	New Roof	4,200	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD-R				10-15-2024	AG	22		22	Change of Address					
200904286	09-11-2009	NR	New Roof	1,500	06-30-2010	100	06-30-2010	REROOF STRIPPING OLD				07-26-2024	AG	03		16	In Office Review					
										04-12-2024	CK	03		16	In Office Review							
										06-15-2022	CK	02		03	Cycl Insp Comp							
										05-05-2020	DM			FR	Field Review							
										09-14-2016	SR	02		03	Cycl Insp Comp							
										04-25-2014	JR	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	1090	Multi Hses M-01	RF-1	1	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0111	4.000				1.0000	2,550,639	586,600			
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value							586,600		

Property Location 76 LOCUST LANE
Vision ID 26640 Account # 235052

Map ID 319/ 125/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 3

State Use 1090
Print Date 12/21/2024 10:31:37

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Style	04	Cape Cod						
Model	01	Residential						
Grade:	C	Average						
Stories	1.75	1 3/4 Stories						
Exterior Wall 1	14	Wood Shingle	CONDO DATA					
Exterior Wall 2			Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip				B		S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered	Condo Flr					
Interior Wall 2			Condo Unit					
Interior Floor 1	14	Carpet	COST / MARKET VALUATION					
Interior Floor 2	05	Vinyl/Asphalt	Building Value New			463,510		
Heat Fuel	03	Gas						
Heat Type	05	Hot Water	Year Built			1948		
AC Type	01	None						
Bedrooms	05	5 Bedrooms	Effective Year Built			1984		
Full Baths	3							
Half Baths	0		Depreciation Code			A		
Extra Fixtures								
Total Rooms	7	7 Rooms	Remodel Rating			31		
Bath Style								
Kitchen Style			Year Remodeled			0		
Occupancy								
Sewer Occupan	3		Depreciation %			0		
Accessory Apt								
Foundation Alt	09	Blk/Pour Ftgs	Functional Obsol			0		
Rms Prts								
Bath Split	30	3 Full-0 Half	External Obsol			1		
			Trend Factor			Condition		
			Condition %			69		
			Percent Good			319,800		
			RCNLD					
			Dep % Ovr					
			Dep Ovr Comment					
			Misc Imp Ovr					
			Misc Imp Ovr Comment					
			Cost to Cure Ovr					
			Cost to Cure Ovr Comment					

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION								
TURNER, MARK E & GREGORY P 76 LOCUST LANE BARNSTABLEMA02630						Description	Code	Assessed	Assessed									
						RESIDNTL	1090	439,900	439,900									
					1	RES LAND	1090	586,600	586,600									
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 2 #DL 2 GIS IDF_986720_2721127				Plan Ref. Land Ct#32146-A #SR Life Estate PP STATU Assoc Pid#		Total		1,026,500	1,026,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TURNER, MARK E & GREGORY P TURNER, MARK E BROWN, ROBERT A TR TURNER, BEVERLY P TR TURNER, BEVERLY P	C236600	0	07-25-2024	U	I	500,000	1J	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
	C236559	0	07-19-2024	U	I	0	1F	2025	1090	439,900	2024	1090	423,100	2023	1090	382,100		
	D150623	0	07-18-2024	U	I	0	1J										586,600	806,600
	C173643	0	07-08-2004	U	I	1	1F											
C171178	0	11-10-2003	U	I	1	1A												
Total								1,026,500	Total	1,229,700	Total	1,048,700						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount										Comm Int	
Total			0.00						APPRAISED VALUE SUMMARY									
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					439,400		
0111									BARNs		Appraised Xf (B) Value (Bldg)					0		
NOTES												Appraised Ob (B) Value (Bldg)					500	
												Appraised Land Value (Bldg)					586,600	
												Special Land Value					0	
												Total Appraised Parcel Value					1,026,500	
												Valuation Method					C	
												Total Appraised Parcel Value					1,026,500	
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				
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		
2	1090	Multi Hses M-01	RF-1	1	0 SF	0.00	1.00000	1.0000	5	1.00	0111	4.000		0.0000	0	0		
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.23	Total Land Value					0

A photograph of a small, single-story house with a gabled roof and light-colored siding. The house has a white door and several windows with white frames. To the left of the house is a smaller, weathered wooden shed. The property is surrounded by tall grass and dense trees. A timestamp "06/15/2022 12:55" is visible in the bottom right corner.

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							RESIDNTL	1090	439,900	439,900								
						1	RES LAND	1090	586,600	586,600								
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_986720_2721127				Plan Ref. Land Ct# 32146-A #SR Life Estate PP STATU Assoc Pid#														
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		C236559	0	07-19-2024	U	I	0	1F	2025	1090	439,900	2024	1090	423,100	2023	1090	382,100	
		D150623	0	07-18-2024	U	I	0	1J		1090	586,600		1090	806,600		1090	666,600	
		C173643	0	07-08-2004	U	I	1	1F										
		C171178	0	11-10-2003	U	I	1	1A										
		Total						1,026,500		Total		1,229,700		Total		1,048,700		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount											Comm Int
Total			0.00															
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 439,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 586,600 Special Land Value 0 Total Appraised Parcel Value 1,026,500 Valuation Method C Total Appraised Parcel Value 1,026,500					
Nbhd		Nbhd Name		B		Tracing		Batch										
0111								BARNs										
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
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
3	1090	Multi Hses M-01	RF-1	1	0 SF	0.00	1.00000	1.0000	5	1.00	0111	4.000				0.0000	0	0
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.23	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	01	None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	3	3 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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	93,097
Year Built	1948
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	64,200
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	418	418	418	222.72	93,097
Ttl Gross Liv / Lease Area		418	418	418		93,097

