

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
QUINN, KAREN M V 49 BRACKEN FERN ROAD MARSTONS MIL MA 02648	1	Level	2	Public Water		Description	Code	Assessed	Assessed		
			4	Gas	1	RESIDNTL	1010	368,900	368,900		
			6	Septic		RES LAND	1010	158,000	158,000		
SUPPLEMENTAL DATA						Total				526,900	526,900
Alt Prcl ID		Split Zonin		Plan Ref. 448/85							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOT 10		#SR							
#DL 2				Life Estate							
GIS ID		F_947766_2703098		PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
QUINN, KAREN M V	29513	0062	03-16-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
QUINN, GEORGE W & KAREN M V	15612	0279	09-18-2002	Q	I	261,500	00	2025	1010	368,900	2024	1010	348,100			
BOUMGHAI, ELIZABETH G	10466	0258	11-01-1996	U	I	1	1A		1010	158,000	2023	1010	307,200			
BOUMGHAI, ABDENNASSAR & BANIA, CHRISTINE M TR	7324	0288	10-15-1990	U	V	156,840	1									
	6932	0101	10-15-1989	Q	V	85,000	00									
Total								526,900		Total		506,100		Total		450,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM				

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	343,800		
				Appraised Xf (B) Value (Bldg)	21,100		
				Appraised Ob (B) Value (Bldg)	4,000		
				Appraised Land Value (Bldg)	158,000		
				Special Land Value	0		
				Total Appraised Parcel Value	526,900		
				Valuation Method	C		
				Total Appraised Parcel Value	526,900		

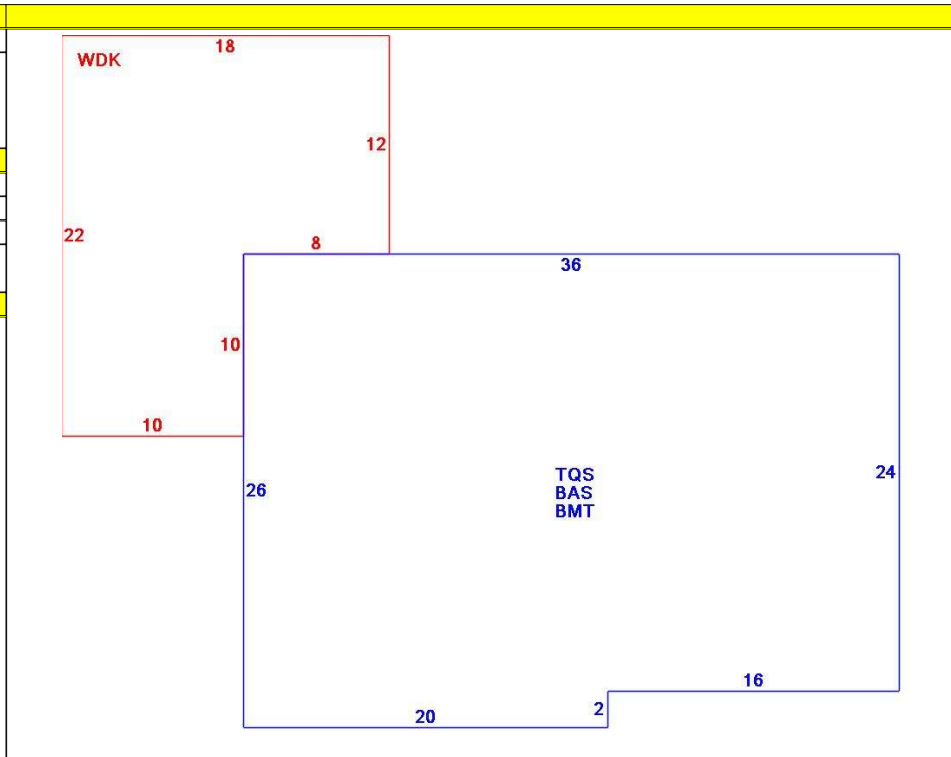
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B33440	01-01-1990	DW	Dwelling	70,000	01-15-1991	100	12-31-1991	MM 11/2 S	05-20-2020	LS			FR	Field Review
									04-24-2017	LH	03		16	In Office Review
									07-14-2016	KM	02		03	Cycl Insp Comp
									03-26-2014	JR	03		16	In Office Review
									07-15-2005	PT	02		01	Meas/Est
									12-06-2002	PT	02		01	Meas/Est
									03-15-1999	FS	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	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			158,000	

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			
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	04	Hot Air			
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	404,422
Year Built	1990
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	343,800
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	316	20.00	2001		64		0.00	4,000
BMT	Basement-Unfi	B	904	26.01	2003		85		0.00	21,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	904	904	904	271.06	245,038
BMT	Basement Area	0	904	0	0.00	0
TQS	Three Quarter Story	588	904	588	176.31	159,383
WDK	Wood Deck	0	316	0	0.00	0
Ttl Gross Liv / Lease Area		1,492	3,028	1,492		404,421

