

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
REEVES, JOHN F JR TR JOHN F REEVES JR TRUST 76 OLDE HOMESTEAD DRIVE MARSTONS MIL MA 02648		3 Below Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	574,700	574,700
			2 Public Water		6	RES LAND	1010	340,000	340,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 19A & 19C #DL 2 GIS ID F_948206_2704513				Plan Ref. 484/27 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 914,700 914,700			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
REEVES, JOHN F JR TR	29806	0136	07-19-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
REEVES, JOHN & ANN E	21775	0230	02-13-2007	Q	I	499,000	00	2025	1010	574,700	2024	1010	542,500
TAYLOR, MOLLY E	7898	0019	03-15-1992	Q	I	232,500	U		1010	340,000	2023	1010	462,700
DACEY, B T ETAL	7773	0203	11-27-1991	Q		1	U						316,100
DACEY, BRIAN T & DELANEY, JOHN J TR	4950	0299	03-15-1986	U	V	0		Total		914,700	Total		882,500
								Total		914,700	Total		778,800

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	516,000
Appraised Xf (B) Value (Bldg)	44,400
Appraised Ob (B) Value (Bldg)	14,300
Appraised Land Value (Bldg)	340,000
Special Land Value	0
Total Appraised Parcel Value	914,700
Valuation Method	C
Total Appraised Parcel Value	914,700

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
19-3325	10-07-2019	835	Sid/Wind/Roof/	4,000		100		Patio Door (1)	07-11-2023	JO	03		16	In Office Review
19-1927	06-11-2019	835	Sid/Wind/Roof/	6,000		100		Replace 3 Double Hung Windo	12-15-2022	SR	01	1	03	Cycl Insp Comp
201104358	08-31-2011	WD	Wood Deck	8,000	11-09-2011	100	06-30-2012	NW DECKING	05-01-2017	LH	03		16	In Office Review
B34232	03-01-1991	DW	Dwelling	85,000	01-15-1993	100	06-30-1993	MM 2 STOR	12-18-2014	SR	01		03	Cycl Insp Comp
									10-15-2014	SR	01		03	Cycl Insp Comp
									12-28-2011	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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0109	2.200	MUDDY POND		1.0000	809,489.5	340,000
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value					340,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
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		
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				607,111	
Year Built				1991	
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				516,000	
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	2003		85		0.00	4,300
BRR	Bsmt Rec Rm-	B	300	8.05	2003		85		0.00	2,100
PAT2	Patio-Good	L	390	9.94	2001		82		0.00	3,100
GAR	Attached Gara	B	336	40.00	2003		85		0.00	12,200
BMT	Basement-Unfi	B	1,220	26.01	2003		85		0.00	25,800
WDC	Wood Decking	L	360	20.00	2011		84		0.00	5,900
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	281.85	343,861
BMT	Basement Area	0	1,220	0	0.00	0
FAT	Attic, Finished	50	336	50	41.94	14,093
FUS	Upper Story	884	884	884	281.85	249,158
GAR	Attached Garage	0	336	0	0.00	0
PTO	Patio	0	390	0	0.00	0
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		2,154	4,746	2,154		607,112

