

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPODANNO, PHILIP W TR					1 Lake/Pond Fro	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
PATRICIA A CAPODANNO 2022 REV					6	RESIDENTL	1010	644,700	644,700	
701 RIVER ROAD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	248,900	248,900	<b>VISION</b>
MARSTONS MIL MA 02648		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 20 #DL 2		Plan Ref. 317/12 Land Ct# #SR Life Estate PP STATU		Total				
GIS ID F_948471_2705165		Assoc Pid#						893,600	893,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CAPODANNO, PHILIP W TR		35478 129	02-05-2022	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
CAPODANNO, PATRICIA A & PHILIP W T		34829 253	01-14-2022	U	I	1	1F	2025	1010	644,700	2024	1010	611,000
CAPODANNO, PATRICIA A		34829 247	01-13-2022	U	I	1	1F		1010	248,900		1010	248,900
CAPODANNO, PHILIP & PATRICIA A		14725 0172	01-22-2002	U	V	165,000	1P						
POON, PUI LAM & NGAN, PO FAN		5732 0159	05-20-1987	Q	V	115,000	00						
								Total		893,600	Total		859,900
											Total		769,900

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2023	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 569,000			
			Total				0.00		Appraised Xf (B) Value (Bldg) 43,300			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			MARSTM

NOTES			
<p>Appraised Land Value (Bldg) 248,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 893,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 893,600</p>			

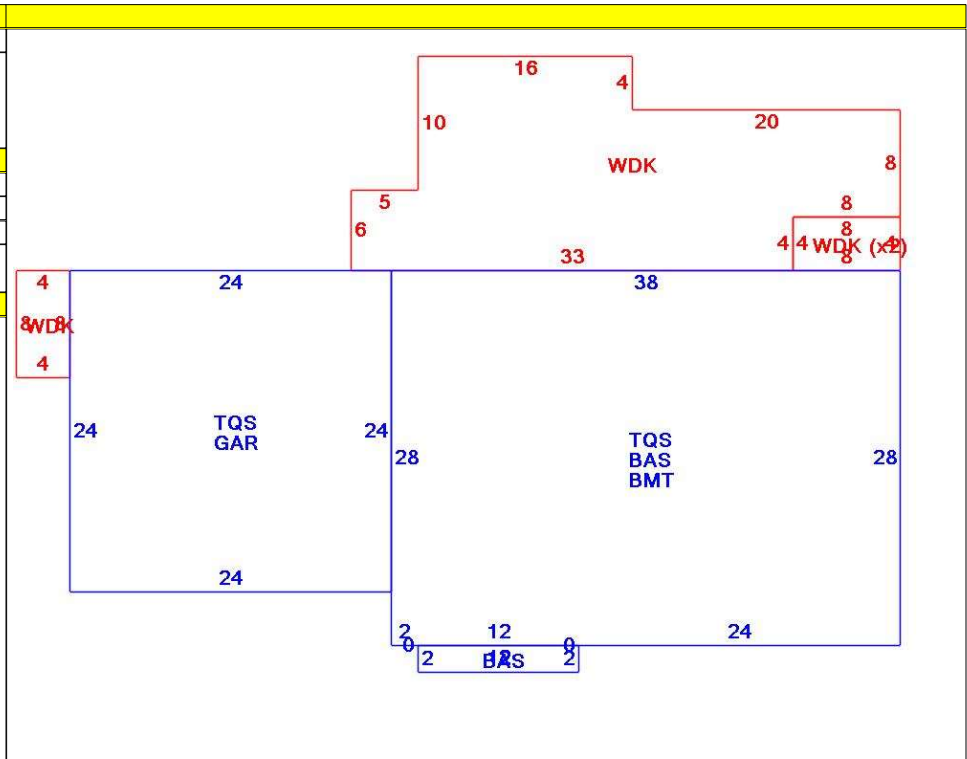
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1542	07-22-2016	882	Det Gar - Res	10,397	05-24-2017	100	06-30-2017	construct a carport 22x36	08-31-2022	TR	22		22	Change of Address
56417	01-07-2002	DW	Dwelling	180,000	07-15-2002	100	01-01-2003	3BD SINGLE FAMILY DW	08-10-2022	EG	03		16	In Office Review
									05-20-2020	LS			FR	Field Review
									07-05-2017	SR	02		02	Bldg Permit Completed
									01-07-2016	RB	03		16	In Office Review
									08-10-2015	JR	03		16	In Office Review
									10-15-2014	SR	02		03	Cycl Insp Comp

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	0107	1.400	MUDDY POND FRONT		1.0000	246,881.6
1	1010	Single Fam M-0	RF	3	0.100 AC	14,250.00	1.00000	1.0000	0	1.00	0107	1.400			1.0000	19,950
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			248,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
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	30	3 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	632,203
Year Built	2002
Effective Year Built	2011
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	569,000
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
WDC	Wood Deck w/	L	526	18.00	2006		74		0.00	6,600
GAR	Attached Gara	B	576	40.00	2009		90		0.00	18,400
BMT	Basement-Unfi	B	1,064	26.01	2009		90		0.00	24,900
WDC	Wood Decking	L	64	20.00	2006		74		0.00	2,400
SHD2	Shed w/Elec	L	120	26.00	2006		74		0.00	2,300
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100
FCPG	Carport-Gable	L	792	21.95	2016		92	C	1.00	16,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	293.50	319,330
BMT	Basement Area	0	1,064	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	1,066	1,640	1,066	190.78	312,873
WDK	Wood Deck	0	590	0	0.00	0
Ttl Gross Liv / Lease Area		2,154	4,958	2,154		632,203

