

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FARRELL, JULIET E  724 RIVER ROAD  MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	226,800	226,800
			2 Public Water		6	RES LAND	1010	211,000	211,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 TRACT 5 #DL 2 GIS ID F_948750_2705581				Plan Ref. 346/10 (SH 1) Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 437,800 437,800			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARRELL, JULIET E		32189 0089	07-30-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PENNEY, JUDITH ANN TR		32189 0086	06-28-2019	U	I	0	1F	2025	1010	226,800	2024	1010	195,400
FERRANTI, ELIZABETH MAE TR		16567 0204	03-13-2003	U	I	100	1A		1010	211,000		1010	211,000
FERRANTI, ELIZABETH M		3814 0304	07-15-1983	Q	V	17,500	U	Total 437,800 Total 406,400 Total 404,700					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	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
0106			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	211,100
Appraised Xf (B) Value (Bldg)	15,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	211,000
Special Land Value	0
Total Appraised Parcel Value	437,800
Valuation Method	C
Total Appraised Parcel Value	437,800

NOTES							

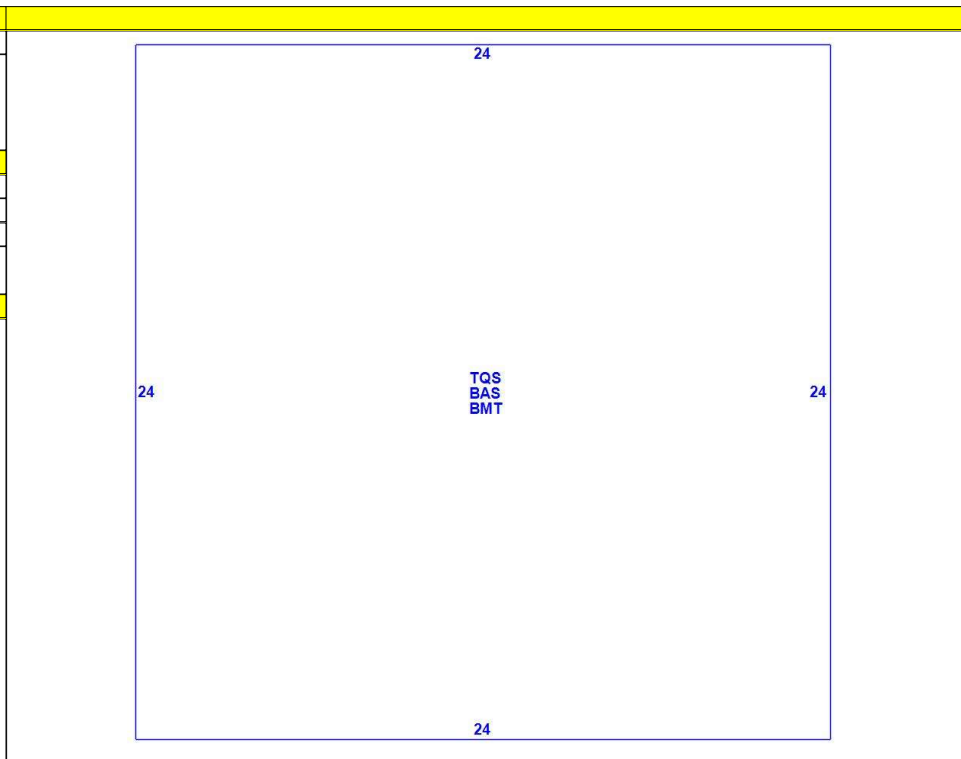
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1786	05-31-2019	822	Insulation	2,400	06-30-2019	100	06-30-2019	Insulation/Weatherization	08-03-2023	LH	03		22	Change of Address
16-1194	05-09-2016	835	Sid/Wind/Roof/	7,850	06-30-2016	100	06-30-2016	Re-Siding	07-26-2023	EG	03		16	In Office Review
B29575	06-01-1986	DW	Dwelling	60,000	01-15-1988	100	06-30-1988	MM 2 STOR	12-15-2022	DB	02		03	Cycl Insp Comp
									05-20-2020	LS			FR	Field Review
									07-21-2015	JR	03		16	In Office Review
									03-02-2015	SR	01		03	Cycl Insp Comp
									04-12-2010	MK	02		15	Abatement 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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800		
1	1010	Single Fam M-0	RF	3	0.500 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	8,200		
Total Card Land Units					1.50 AC	Parcel Total Land Area					1.50	Total Land Value					211,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
RooF Structure	05	Salt Box			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	251,361
Year Built	1986
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	211,100
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
BMT	Basement-Unfi	B	576	26.01	2001		84		0.00	15,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	576	576	576	264.59	152,404
BMT	Basement Area	0	576	0	0.00	0
TQS	Three Quarter Story	374	576	374	171.80	98,957
Ttl Gross Liv / Lease Area		950	1,728	950		251,361

