

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
MARTIGNETTI, CARL J 500 JOHN HANCOCK ROAD TAUNTON MA 02780		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed		
			6 Septic			RESIDNTL	1010	660,500	660,500		
						RES LAND	1010	1,736,800	1,736,800		
SUPPLEMENTAL DATA						Total				2,397,300	2,397,300
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 15354-81							
#DL 1 LOT 78		#DL 2		Life Estate							
GIS ID F_951360_2688406				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARTIGNETTI, CARL J		C176551	0	04-29-2005	Q	I	1,795,000	00	Year	Code	Assessed	Year	Code	Assessed		
GALLAGHER, JOHN H JR & CECILIA M		C158565	0	08-01-2000	Q	I	1,475,000	00	2025	1010	660,500	2024	1010	619,600		
DANAHY, DARRYL N P		C110154	0	03-15-1987	U	I	1	A		1010	1,736,800	2023	1010	560,200		
DANAHY, ROBERT F & DARRYL N P		C83757	0	11-28-1980	U		0						1010	1,369,300		
Total											2,397,300	Total		2,356,400	Total	1,929,500

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				
Nbhd	Nbhd Name	B	Tracing	Batch				
0117				OSTVIL	Appraised Bldg. Value (Card)	567,200		
					Appraised Xf (B) Value (Bldg)	82,300		
					Appraised Ob (B) Value (Bldg)	11,000		
					Appraised Land Value (Bldg)	1,736,800		
					Special Land Value	0		
					Total Appraised Parcel Value	2,397,300		
					Valuation Method	C		
					Total Appraised Parcel Value	2,397,300		

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
19-3807	11-25-2019	804	Addn Alt-Res	35,000	06-10-2020	100	06-30-2020	New Decking, framing and rail	06-16-2020	SR	02		02	Bldg Permit Completed
54029	06-19-2001	NR	New Roof	5,200	01-29-2002	100	01-01-2002		06-12-2020	WD			25	NO TRESPASSING
B23293	07-01-1981	RE	Remodel	0	01-15-1982	100	06-30-1982	OS DORMER	11-21-2016	AL	22		22	Change of Address
									06-06-2016	SR	02		03	Cycl Insp Comp
									01-08-2015	JR	03		16	In Office Review
									05-31-2006	PT	02		01	Meas/Est
									12-15-2005	PT	02		01	Meas/Est

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-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0117	9.700		1.0000	1,710,536	1,710,500
1	1010	Single Fam M-0	RF-1	3	0.190	AC	14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	26,300
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value			1,736,800	

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	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 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	766,447
Year Built	1961
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	567,200
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
BGAR	Bsmt Garage	B	1	2326.00	1988		74		0.00	1,700
FPL2	Fireplace 1.5 s	B	1	6000.00	1988		74		0.00	4,400
FPO	Ext FP Openin	B	2	2000.00	1988		74		0.00	3,000
BFA	Bsmt Fin-Avg	B	1,600	17.36	1988		74		0.00	20,600
WDC	Wood Decking	L	540	20.00	2019		100		0.00	10,100
FEP	Enclosed porc	B	192	70.00	1988		74		0.00	9,100
GAR	Attached Gara	B	576	40.00	1988		74		0.00	15,100
BMT	Basement-Unfi	B	1,664	26.01	1988		74		0.00	28,400
PAT2	Patio-Good	L	108	9.94	1990		71		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,904	1,904	1,904	279.52	532,208
BMT	Basement Area	0	1,664	0	0.00	0
FAT	Attic, Finished	47	312	47	42.11	13,137
FEP	Enclosed Porch	0	192	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	108	0	0.00	0
TQS	Three Quarter Story	679	1,044	679	181.80	189,795
UAT	Attic, Unfinished	0	1,124	112	27.85	31,306
WDK	Wood Deck	0	540	0	0.00	0
Ttl Gross Liv / Lease Area		2,630	7,464	2,742		766,446

