

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HORGAN, D SCOTT & PATRICIA B TRS BAXTER NECK TRUST 41 BAXTER NECK ROAD MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	871,000	871,000
			6 Septic		6	RES LAND	1010	247,900	247,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 PCL 2 GIS ID F_951892_2695989				Plan Ref. Land Ct# 15593-B #SR Life Estate PP STATU Assoc Pid#		Total 1,118,900 1,118,900			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HORGAN, D SCOTT & PATRICIA B TRS		C236484	0	07-12-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
HORGAN, D SCOTT & PATRICIA B		C155967	0	12-20-1999	U	V	97,000	1	2025	1010	871,000	2024	1010	822,600			
J & L DEVELOPMENT INC		C143150	0	12-30-1996	U	V	1	1B		1010	247,900		1010	247,900			
J & L DEVELOPMENT INC		10550	0037	12-30-1996	U	V	1,738,750	1B									
CARPENTIER, JOHN B TR		C141709	0	08-14-1996	U	V	1	1A									
Total											1,118,900			1,070,500			961,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				MARSTM			
NOTES							
				Appraised Bldg. Value (Card) 792,000			
				Appraised Xf (B) Value (Bldg) 65,700			
				Appraised Ob (B) Value (Bldg) 13,300			
				Appraised Land Value (Bldg) 247,900			
				Special Land Value 0			
				Total Appraised Parcel Value 1,118,900			
				Valuation Method C			
				Total Appraised Parcel Value 1,118,900			

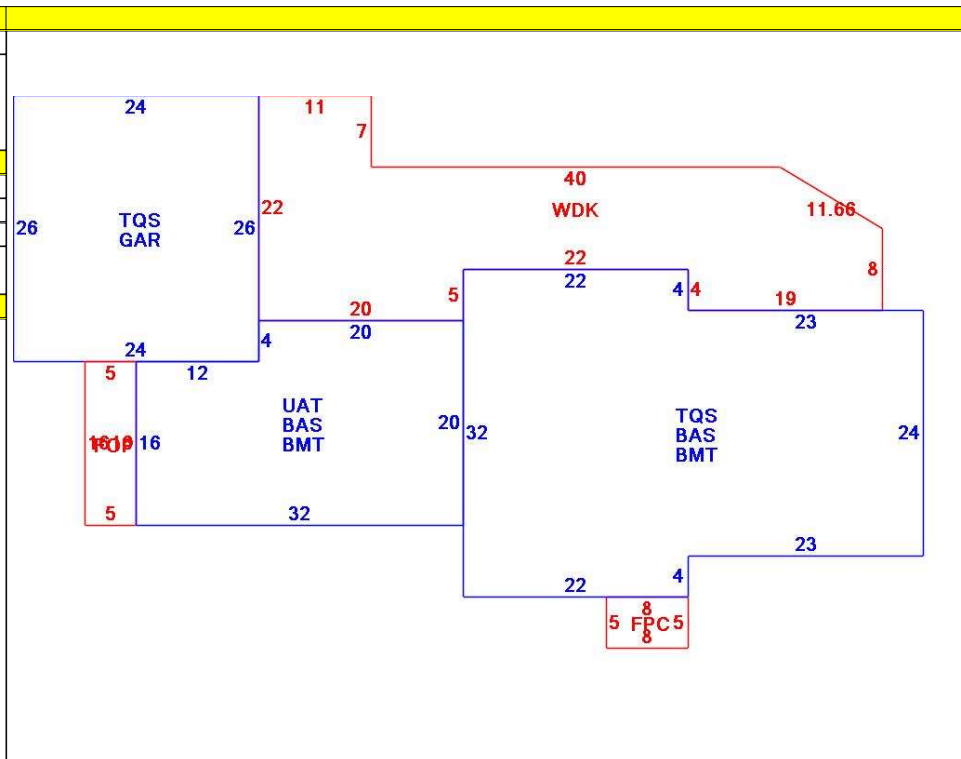
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-24-1	08-23-2024	835		25,000		0		sidding and roof	07-12-2024	AG	03		16	In Office Review
17-3822	11-02-2017	835	Sid/Wind/Roof/	200		100		Replacement 1 Window .4 U-v	05-29-2020	DM			FR	Field Review
45256	04-05-2000	DW	Dwelling	200,695	12-21-2000	100	01-01-2002		05-29-2019	SR	02		03	Cycl Insp Comp
									09-29-2011	RB	03		16	In Office Review
									08-11-2008	TP	03		16	In Office Review
									09-26-2005	PT	02		01	Meas/Est
									12-21-2000	MF	02		05	Measur/New UC Under C

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		1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	3	0.050	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	1,000
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			247,900

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	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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 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	851,560
Year Built	2001
Effective Year Built	2015
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	792,000
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 Decking	L	833	20.00	2006		74		0.00	11,100
FOP	Open Porch-ro	B	80	55.00	2013		93		0.00	4,400
GAR	Attached Gara	B	624	40.00	2013		93		0.00	20,100
BMT	Basement-Unfi	B	1,848	26.01	2013		93		0.00	38,900
FOPC	Open Prch-roo	B	40	55.00	2013		93		0.00	2,300
SHED	Shed	L	160	18.00	2007		76		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,848	1,848	1,848	272.15	502,935
BMT	Basement Area	0	1,848	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
TQS	Three Quarter Story	1,222	1,880	1,222	176.90	332,569
UAT	Attic, Unfinished	0	592	59	27.12	16,057
WDK	Wood Deck	0	833	0	0.00	0
Ttl Gross Liv / Lease Area		3,070	7,745	3,129		851,561

