

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PELLAND, RICHARD R & NANCY A						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA	
54 FRAZIER WAY					6	RESIDNTL	1010	519,500	519,500		
MARSTONS MIL MA 02648		SUPPLEMENTAL DATA				RES LAND	1010	159,600	159,600	VISION	
Alt Prcl ID		Plan Ref.		Land Ct# 38112-A							
Split Zonin		Life Estate		PP STATU							
ResExpt Q YES:		#DL 1 LOT 5		#DL 2							
GIS ID F_950800_2697759		Assoc Pid#				Total				679,100	679,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)												
PELLAND, RICHARD R & NANCY A		C150406	0	10-08-1998	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
FITZBIGGON, MARGARET M TR		C146915	0	12-18-1997	Q	V	46,500	00	2025	1010	519,500	2024	1010	488,300	2023	1010	417,400			
CONTI, ALBERT A & GERALDINE		C97085	0	06-15-1984	Q	V	19,500	U		1010	159,600		1010	159,600		1010	145,100			
KURGAN, ROBERT T		C84619	0	01-15-1981	Q	V	15,500	U	Total									679,100	647,900	562,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00																
2025	22	VETERAN																	
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	468,500
0105			MARSTM						Appraised Xf (B) Value (Bldg)	46,500	
NOTES									Appraised Ob (B) Value (Bldg)	4,500	
									Appraised Land Value (Bldg)	159,600	
									Special Land Value	0	
									Total Appraised Parcel Value	679,100	
									Valuation Method	C	
									Total Appraised Parcel Value	679,100	

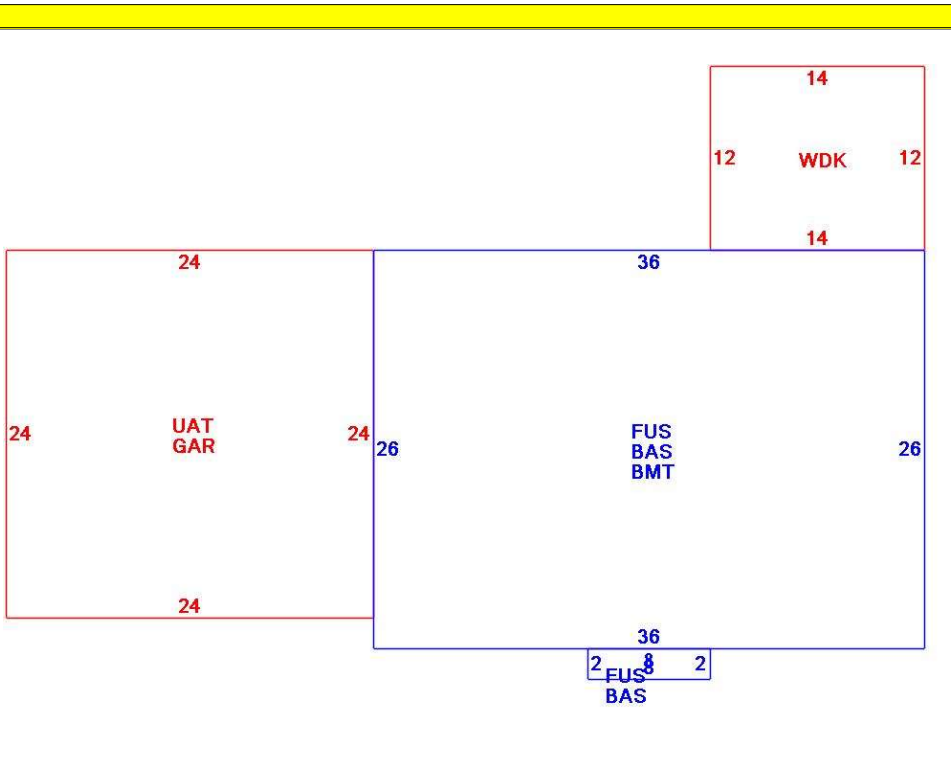
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-6	01-20-2022	835	Sid/Wind/Roof/	8,577	06-30-2022	100	06-30-2022	Remove existing roof and insta	11-18-2024	EG	03		16	In Office Review
18-455	02-20-2018	822	Insulation	0	06-30-2018	100	06-30-2018		04-25-2024	MM	02		03	Cycl Insp Comp
									09-21-2023	EG	03		16	In Office Review
									11-17-2022	EG	03		16	In Office Review
									11-15-2022	JO			16	In Office Review
									10-04-2022	EG	03		16	In Office Review
									08-12-2021	JD	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	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0105	1.000		1.0000	301,160.2	159,600
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			159,600	

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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
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	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		532,406
Year Built		1998
Effective Year Built		2009
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		468,500
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
FPL3	Fireplace 2 sto	B	1	7000.00	2007		88		0.00	6,200
WDC	Wood Decking	L	168	20.00	2004		70		0.00	3,000
GAR	Attached Gara	B	576	40.00	2007		88		0.00	18,000
BMT	Basement-Unfi	B	936	26.01	2007		88		0.00	22,300
SHED	Shed	L	96	18.00	2013		88		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	952	952	952	271.36	258,334
BMT	Basement Area	0	936	0	0.00	0
FUS	Upper Story	952	952	952	271.36	258,334
GAR	Attached Garage	0	576	0	0.00	0
UAT	Attic, Unfinished	0	576	58	27.32	15,739
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,904	4,160	1,962		532,407

