

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HUMPHRIES, CHARLES JOHN & LYN 126 RIVER RIDGE DRIVE MARSTONS MIL MA 02648-1768	1 Level	2 Public Water				Description RESIDNTL RES LAND	Code 1010 1010	Assessed 510,300 172,800	Assessed 510,300 172,800
		4 Gas		1 Paved					
		6 Septic			6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_951672_2701738					Plan Ref. 426/89 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							683,100	683,100	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HUMPHRIES, CHARLES JOHN & LYNN R	28162	0077	05-23-2014	Q	I	395,000	00	Year	Code	Assessed	Year	Code	Assessed
FOSTER, TYLER, H TR	13553	0265	02-12-2001	U	I	275,000	1A	2025	1010	510,300	2024	1010	483,400
FOSTER-DEVINE, LYNNE A	8729	0203	08-15-1993	U	V	42,000	L		1010	172,800		1010	172,800
DACEY, BRIAN T TR	8371	0294	12-15-1992	U	V	165,000	N						
FIRST FED SVGS & LOAN ASSOC	7787	0256	12-15-1991	U	V	108,000	L						
Total							683,100	Total	656,200	Total	605,900		

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			
2016	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 448,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 55,400				

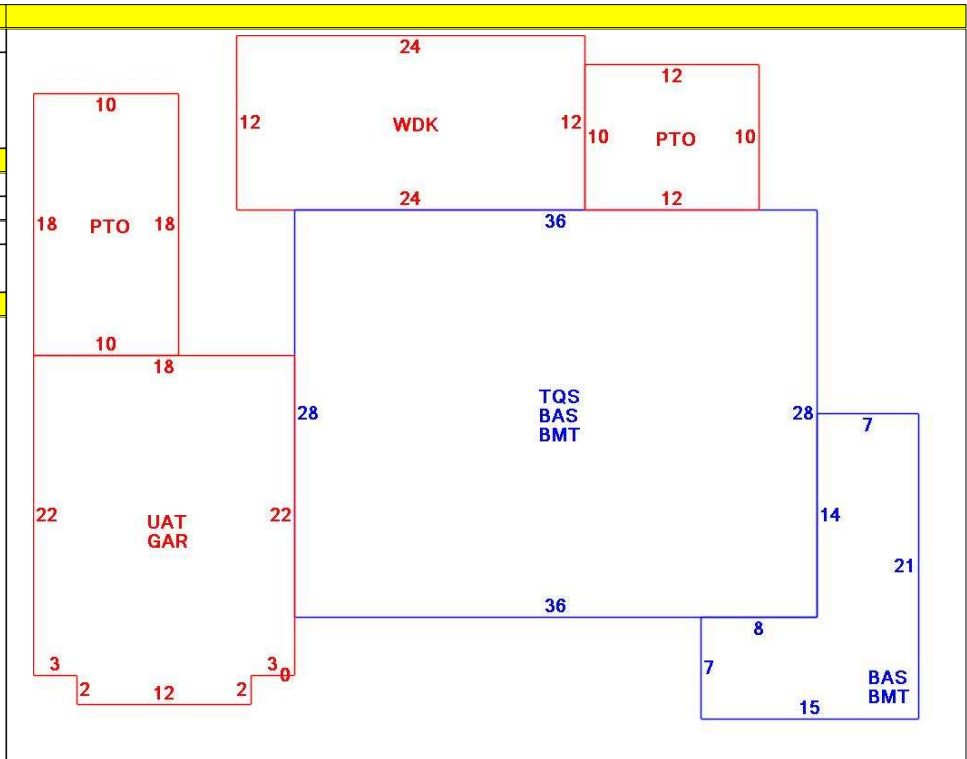
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

NOTES									
<p>Appraised Ob (B) Value (Bldg) 6,300</p> <p>Appraised Land Value (Bldg) 172,800</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 683,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 683,100</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
EXPR-24-3	04-10-2024	835	Sid/Wind/Roof/	21,275		100		Strip old roof shingles and inst	05-18-2020	LS			FR	Field Review
B36095	08-01-1993	DW	Dwelling	90,000	01-15-1994	100	12-31-1994	MM LOT #4	06-03-2019	SR	01		03	Cycl Insp Comp
B34151	01-01-1991	DW	Dwelling	100,000	01-15-1994	100	12-31-1994	MM 11/2 S	04-07-2017	JR	03		16	In Office Review
									07-28-2015	GC	03		16	In Office Review
									06-20-2014	JR	03		16	In Office Review
									10-07-2005	PT	02		01	Meas/Est
									02-20-1999	FS	01		00	Meas/Listed-Interior Acces

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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0106	1.150		1.0000	595,954.5	172,800
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			172,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr		Condo Unit			
COST / MARKET VALUATION					
Building Value New			521,590		
Year Built			1993		
Effective Year Built			2006		
Depreciation Code			A		
Remodel Rating					
Year Remodeled			14		
Depreciation %			0		
Functional Obsol			0		
External Obsol			1		
Trend Factor			Condition		
Condition			Condition %		
Condition %			Percent Good		
Percent Good			86		
RCNLD			448,600		
Dep % Ovr			Dep Ovr Comment		
Dep Ovr Comment			Misc Imp Ovr		
Misc Imp Ovr			Misc Imp Ovr Comment		
Misc Imp Ovr Comment			Cost to Cure Ovr		
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2004		86		0.00	5,200
BFA	Bsmt Fin-Avg	B	676	17.36	2004		86		0.00	10,100
WDC	Wood Decking	L	288	20.00	2002		66		0.00	3,900
PAT1	Patio- Average	L	120	5.89	2002		83		0.00	700
GAR	Attached Gara	B	420	40.00	2004		86		0.00	14,200
BMT	Basement-Unfi	B	1,211	26.01	2004		86		0.00	25,900
PAT2	Patio-Good	L	180	9.94	2002		83		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,211	1,211	1,211	273.37	331,051
BMT	Basement Area	0	1,211	0	0.00	0
GAR	Attached Garage	0	420	0	0.00	0
PTO	Patio	0	300	0	0.00	0
TQS	Three Quarter Story	655	1,008	655	177.64	179,057
UAT	Attic, Unfinished	0	420	42	27.34	11,482
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,866	4,858	1,908		521,590

