

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PINA, CHARLES & CINDY 385 RIVER RD		2 Above Street	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 333,500 175,900	Assessed 333,500 175,900
		4 Gas	1 Paved						
		6 Septic		6					
SUPPLEMENTAL DATA									
MARSTONS MIL MA 02648		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1C #DL 2 GIS ID F_950955_2703673		Plan Ref. 519/64 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 509,400 509,400			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PINA, CHARLES & CINDY		10094	0219	03-15-1996	U	V	1	1F	Year	Code	Assessed	Year	Code	Assessed
PINA, PAUL ET AL		P1702AD	0	01-15-1995	U	I	1	A	2025	1010	333,500	2024	1010	311,600
										1010	175,900	2023	1010	275,900
									Total		509,400	Total		487,500
									Total			Total		435,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			303,900
Appraised Xf (B) Value (Bldg)			25,900
Appraised Ob (B) Value (Bldg)			3,700
Appraised Land Value (Bldg)			175,900
Special Land Value			0
Total Appraised Parcel Value			509,400
Valuation Method			C
Total Appraised Parcel Value			509,400

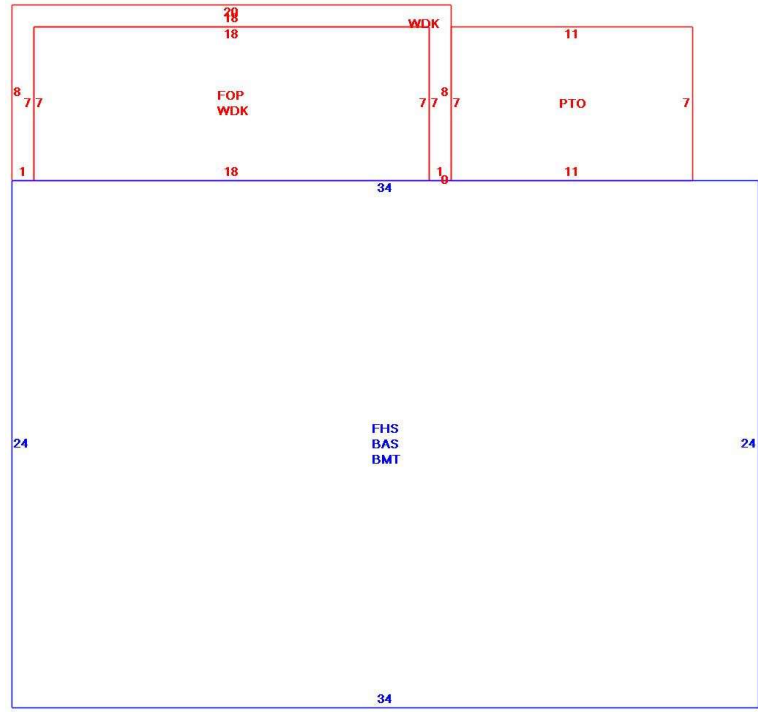
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-1342	05-03-2017	835	Sid/Wind/Roof/	37,287	05-24-2017	100	06-30-2017	Replacement Windows Uvalue	07-22-2022	JO			16	In Office Review
16-2552	09-28-2016	804	Addn Alt-Res	19,283	05-24-2017	100	06-30-2017	build a screen room on existin	05-21-2020	LS			FR	Field Review
16-1581	06-15-2016	833	Shd-Res-under	0	05-24-2017	100	06-30-2017	6x8 green house	06-30-2017	SR	02		02	Bldg Permit Completed
13390	02-21-1996	DW	Dwelling	74,000	01-01-1997	100	01-01-1997	SINGLE FAMILY DWELLING	02-27-2017	JR	01		03	Cycl Insp Comp
									09-22-2015	AL	03		16	In Office Review
									02-13-2014	JR	03		16	In Office Review
									08-15-2012	RB	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	0.970	AC	176,344.00	1.02805	1.0000	5	1.00	0105	1.000		1.0000	181,299.2
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			175,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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	345,352
Year Built	1996
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	303,900
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	160	20.00	2003		68		0.00	2,900
PAT2	Patio-Good	L	77	9.94	2003		84		0.00	800
BMT	Basement-Unfi	B	816	26.01	2006		88		0.00	20,200
FOP	Open Porch-ro	B	126	55.00	2006		88		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	282.15	230,234
BMT	Basement Area	0	816	0	0.00	0
FHS	Half Story	408	816	408	141.08	115,117
FOP	Open Porch	0	126	0	0.00	0
PTO	Patio	0	77	0	0.00	0
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,224	2,811	1,224		345,351

