

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WIINIKAINEN, DAVID G & MASON, MI  53 WAKEBY RD  MARSTONS MIL MA 02648		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 374,400 155,500	Assessed 374,400 155,500
			4 Gas	1 Paved					
			6 Septic		6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 8 #DL 2 GIS ID F_949362_2704051					Plan Ref. Land Ct# 35186-B #SR Life Estate PP STATU Assoc Pid#				
Total							529,900	529,900	

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIINIKAINEN, DAVID G & MASON, MICH NICKERSON, STEPHEN L & JANET L		C95168 0	01-15-1984	Q	I	48,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		C70773 0	06-08-1977	U		0		2025	1010	374,400	2024	1010	371,300	2023	1010	321,500
								1010	155,500			1010	155,500		1010	141,400
Total							529,900	Total	526,800	Total	462,900					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION																
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			MARSTM					

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						316,900
										Appraised Xf (B) Value (Bldg)						44,900
										Appraised Ob (B) Value (Bldg)						12,600
										Appraised Land Value (Bldg)						155,500
										Special Land Value						0
										Total Appraised Parcel Value						529,900
										Valuation Method						C
										Total Appraised Parcel Value						529,900

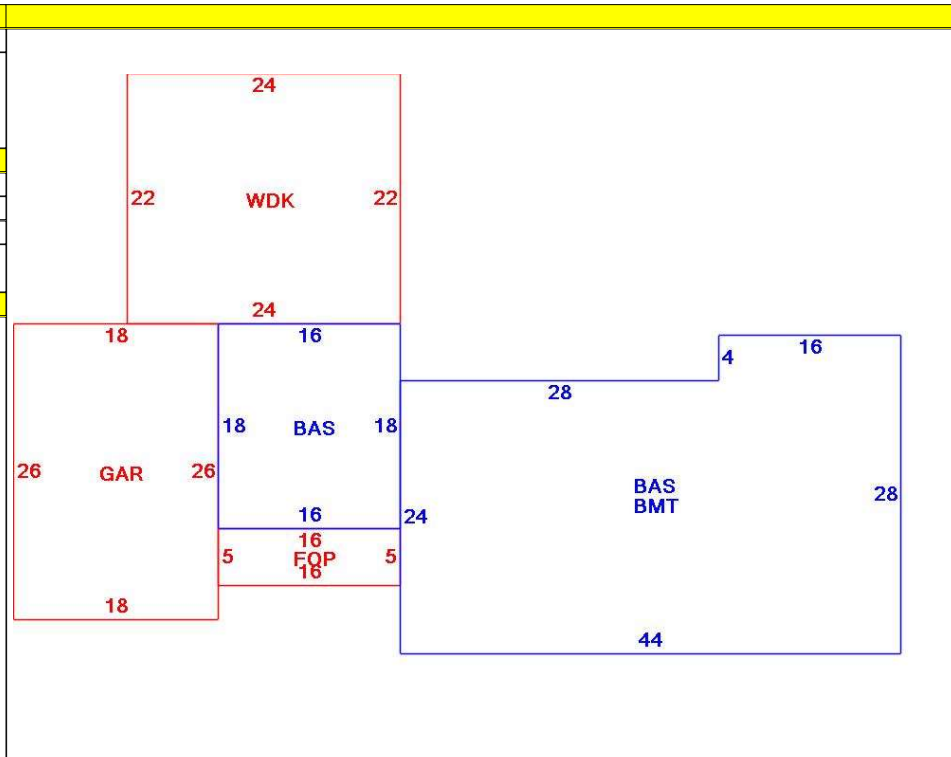
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20063894	10-25-2006	AD	Addition	50,688	03-07-2008	100	06-30-2008	BAS&GAR	01-29-2024	JO	03		16	In Office Review
77590	06-28-2004	SP	Swimming Pool		08-23-2004	100	01-01-2005	ABOVE GROUND POOL-NO	05-21-2020	LS			FR	Field Review
B37712	05-01-1995	AD	Addition	10,000	01-15-1996	100	12-31-1996	MM ADD'N	10-17-2019	CK	03		16	In Office Review
B18813	11-01-1976	DW	Dwelling	0	01-15-1978	100	12-31-1978	MM 1 STOR	08-05-2019	AC	01		03	Cycl Insp Comp
									03-07-2008	PT	02		14	Cyclical Inspection
									10-14-2005	PT	02		01	Meas/Est
									09-15-2004	MF	02		02	Bldg Permit Completed

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0105	1.000		1.0000	345,598.9	155,500
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			155,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	396,155
Year Built	1977
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	316,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1996		80		0.00	4,000
FOP	Open Porch-ro	B	80	55.00	1996		80		0.00	3,800
GAR	Attached Gara	B	468	40.00	1996		80		0.00	14,200
BMT	Basement-Unfi	B	1,120	26.01	1996		80		0.00	22,900
SHED	Shed	L	135	18.00	1995		52		0.00	1,300
WDC	Deck comp w	L	528	28.00	2010		82		0.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,408	1,408	1,408	281.36	396,155
BMT	Basement Area	0	1,120	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	468	0	0.00	0
WDC	Wood Deck	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		1,408	3,604	1,408		396,155

