

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FLANAGAN, RILEY 56 KERRY DRIVE MARSTONS MIL MA 02648				2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
						4	Gas					RESIDNTL	1010	420,600	420,600
						6	Septic			6		RES LAND	1010	156,200	156,200
SUPPLEMENTAL DATA												Total		576,800	576,800
Alt Prcl ID				Split Zonin				Plan Ref.							
BID Parcel				ResExpt Q YES:				Land Ct# 35186-B							
#DL 1 LOT 13				#DL 2				Life Estate							
GIS ID F_949442_2703887				Assoc Pid#											

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)				
FLANAGAN, RILEY				C220767	0	10-08-2019	U	I			100	1F	Year	Code	Assessed	Year	Code	Assessed		
FLANAGAN, RILEY & ROCHE, WHITNEY				C213245	0	06-16-2017	Q	I			330,000	00	2025	1010	420,600	2024	1010	398,600		
GODDARD, ANDREW B & POLLY C TOBI				C184767	0	12-10-2007	Q	I			316,000	00		1010	156,200	2023	1010	156,200		
GEOFFRION, DENISE J				C123013	0	04-05-1991	U	I			77,500	A								
DEVLIN, BRUCE W				C120154	0	03-30-1990	U	I			1	A								
												Total		576,800	Total		554,800	Total		496,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2025	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	371,500
Appraised Xf (B) Value (Bldg)	40,000
Appraised Ob (B) Value (Bldg)	9,100
Appraised Land Value (Bldg)	156,200
Special Land Value	0
Total Appraised Parcel Value	576,800
Valuation Method	C
Total Appraised Parcel Value	576,800

NOTES							

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
20-3005	10-30-2020	880	Alt-Int work-Res	5,000	06-30-2021	100	06-30-2021	Remodel of Basement space.	09-11-2024	JO	03		16	In Office Review
201407949	11-13-2014	NR	New Roof	11,978	06-30-2015	100	06-30-2016	RE-ROOF STRIPPING OLD	06-30-2021	TR	03		16	In Office Review
53975	06-14-2001	NW	New Windows	1,000	01-17-2001	100	01-01-2002		05-18-2020	LS			FR	Field Review
B37790	05-01-1995	AD	Addition	2,000	01-15-1996	100	12-31-1996	MM SUNRM.	05-29-2019	SR	02		03	Cycl Insp Comp
B32840	04-01-1989	AD	Addition	5,000	01-15-1992	100	12-31-1992	MM ADD'N	08-20-2018	LH	03		22	Change of Address
B26148	03-01-1984	DW	Dwelling	0	04-15-1985	100	12-31-1985	MM 11/2 S	08-20-2018	GC	03		16	In Office Review
									11-22-2017	SR	02		03	Cycl Insp Comp

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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value				156,200

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	CONDO DATA		
Exterior Wall 2	11	Clapboard	Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		
Interior Floor 1	14	Carpet	Condo Unit		
Interior Floor 2	09	Pine/Soft Wood	COST / MARKET VALUATION		
Heat Fuel	03	Gas	Building Value New		447,555
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		2002
Bedrooms	03	3 Bedrooms	Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		17
Total Rooms	6	6 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Sewer Occupan			Condition %		
Accessory Apt			Percent Good		83
Foundation Alt	01	Poured Conc.	RCNLD		371,500
Rms Prts			Dep % Ovr		
Bath Split	20	2 Full-0 Half	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	312	20.00	1999		60		0.00	3,700
PAT1	Patio- Average	L	224	5.89	1999		80		0.00	1,100
FEP	Enclosed porc	B	180	70.00	2000		83		0.00	9,800
BMT	Basement-Unfi	B	1,184	26.01	2000		83		0.00	24,600
BFA	Bsmt Fin-Avg	B	392	17.36	2021		83		0.00	5,600
FPIT	Fire Pit	L	1	3010.00	1999		75	C	1.00	2,300
SHED	Shed	L	96	18.00	1994		50		0.00	900
SHED	Shed	L	120	18.00	1994		50		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	264.20	312,813
BMT	Basement Area	0	1,184	0	0.00	0
FEP	Enclosed Porch	0	180	0	0.00	0
PTO	Patio	0	224	0	0.00	0
TQS	Three Quarter Story	510	784	510	171.86	134,742
WDK	Wood Deck	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		1,694	3,868	1,694		447,555

