

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
MCDONALD, FRANCIS & MANHARDT  455 MISTIC DRIVE  MARSTONS MIL MA 02648		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed		
				4	Gas					RESIDNTL	1010	697,600	697,600		
				2	Public Water			6		RES LAND	1010	247,500	247,500		
<b>SUPPLEMENTAL DATA</b>										Total					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 22 #DL 2 GIS ID F_952132_2705504						Plan Ref. 203/53 (SHEET 3) Land Ct# #SR Life Estate PP STATU Assoc Pid#						945,100		945,100	

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCDONALD, FRANCIS & MANHARDT, B		24564	0021	05-20-2010		U	I			508,000	11			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GLASSMAN, ANDREW J & MARCIA J		20948	0017	04-27-2006		Q	I			650,000	00		2025	1010	697,600	2024	1010	649,700	2023	1010	553,900	
BALZOTTI, THERESA		20948	0013	04-27-2006		U	I			0	1			1010	247,500		1010	247,500		1010	225,000	
BALZOTTI, ALFRED & THERESA		10287	0183	07-15-1996		U	I			286,000	P											
DACEY, BRIAN T TR		9434	0133	11-15-1994		U	V			800,000	L											
Total												945,100		Total		897,200		Total		778,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2012	5C	RESIDENTIAL EXEMPTION	0.00																		
Total			0.00																		

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	639,700
0108				MARSTM				Appraised Xf (B) Value (Bldg)	52,700
								Appraised Ob (B) Value (Bldg)	5,200
								Appraised Land Value (Bldg)	247,500
								Special Land Value	0
								Total Appraised Parcel Value	945,100
								Valuation Method	C
								Total Appraised Parcel Value	945,100

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												05-20-2020	LS			FR	Field Review
												07-10-2018	SR	02		03	Cycl Insp Comp
												01-17-2012	TR	03		16	In Office Review
												06-04-2010	JR	03		16	In Office Review
												04-26-2010	TR	03		16	In Office Review
												10-19-2005	PT	02		01	Meas/Est
												06-16-1999	DD	01		00	Meas/Listed-Interior Acces

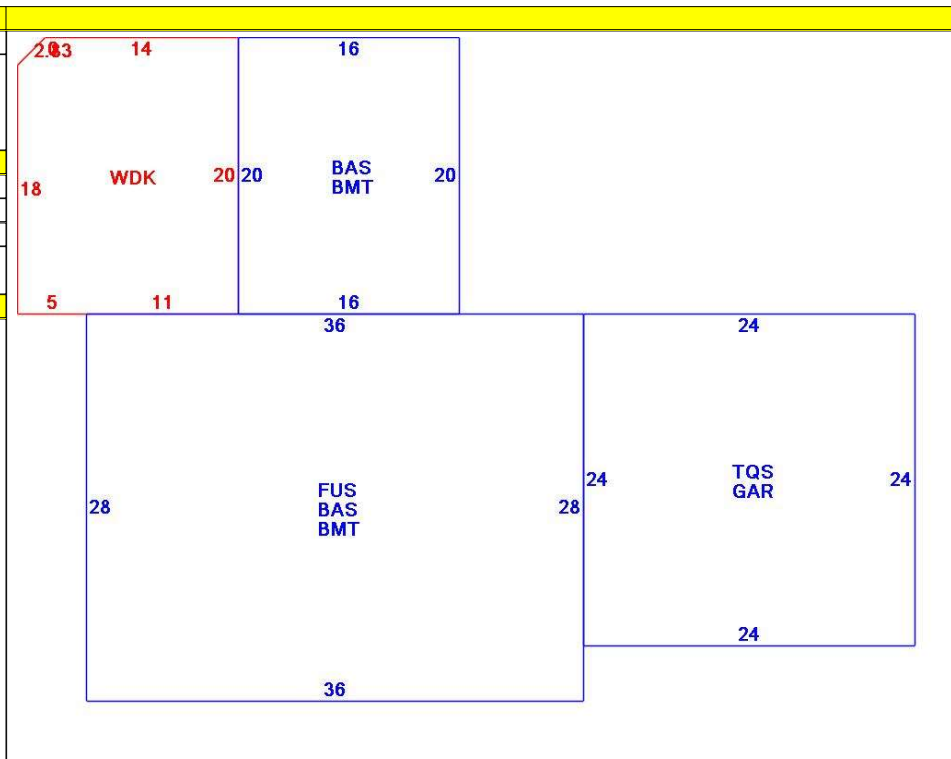
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result
SM-22-12	02-04-2022	834	Sheet Metal	7,500		100		SHEET METAL SUPPLY AND				05-20-2020	LS			FR	Field Review
13635	03-06-1996	DW	Dwelling	176,000	01-15-1997	100	12-31-1997					07-10-2018	SR	02		03	Cycl Insp Comp
												01-17-2012	TR	03		16	In Office Review
												06-04-2010	JR	03		16	In Office Review
												04-26-2010	TR	03		16	In Office Review
												10-19-2005	PT	02		01	Meas/Est
												06-16-1999	DD	01		00	Meas/Listed-Interior Acces

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	3	0.030	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	19,950	600
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			247,500

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
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	726,947
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	639,700
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	2006		88		0.00	6,200
WDC	Deck composit	L	318	24.00	2003		68		0.00	5,200
GAR	Attached Gara	B	576	40.00	2006		88		0.00	18,000
BMT	Basement-Unfi	B	1,328	26.01	2006		88		0.00	28,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,328	1,328	1,328	268.25	356,231	
BMT	Basement Area	0	1,328	0	0.00	0	
FUS	Upper Story	1,008	1,008	1,008	268.25	270,392	
GAR	Attached Garage	0	576	0	0.00	0	
TQS	Three Quarter Story	374	576	374	174.17	100,324	
WDC	Wood Deck	0	318	0	0.00	0	
Ttl Gross Liv / Lease Area		2,710	5,134	2,710		726,947	

