

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
EATON, DAVID G & DAREN V 40 SHAMMAS LN MARSTONS MIL MA 02648		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	474,600	474,600
				2	Public Water			6		RES LAND	1010	177,600	177,600
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 13 #DL 2 GIS ID F_949602_2712784					Plan Ref. Land Ct# 38973-D #SR Life Estate PP STATU Assoc Pid#					Total		652,200	652,200

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
EATON, DAVID G & DAREN V		C150897	0	11-13-1998		Q	I	180,000		00					Year	Code	Assessed	Year	Code	Assessed
BONOMI, BENNETT T & ANN B		C113396	0	01-15-1988		Q	I	184,000		U	2025	1010	474,600	2024	1010	464,600	2023	1010	405,400	
CONSALVO, JOSEPH & WADE, LESTER		C109317	0	12-15-1986		U	V	400,000		N		1010	177,600		1010	177,600		1010	161,600	
YOUNG, DAVID W TR		C106313	0	05-15-1986		U	V	200,000		N										
SHAMMAS, SERGE		C91492	0	04-15-1983		U	I	30,000		J										
										Total		652,200	Total		642,200	Total		567,000		

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		Appraised Bldg. Value (Card)	413,200
0105				MARSTM				Appraised Xf (B) Value (Bldg)	54,200
								Appraised Ob (B) Value (Bldg)	7,200
								Appraised Land Value (Bldg)	177,600
								Special Land Value	0
								Total Appraised Parcel Value	652,200
								Valuation Method	C
								Total Appraised Parcel Value	652,200

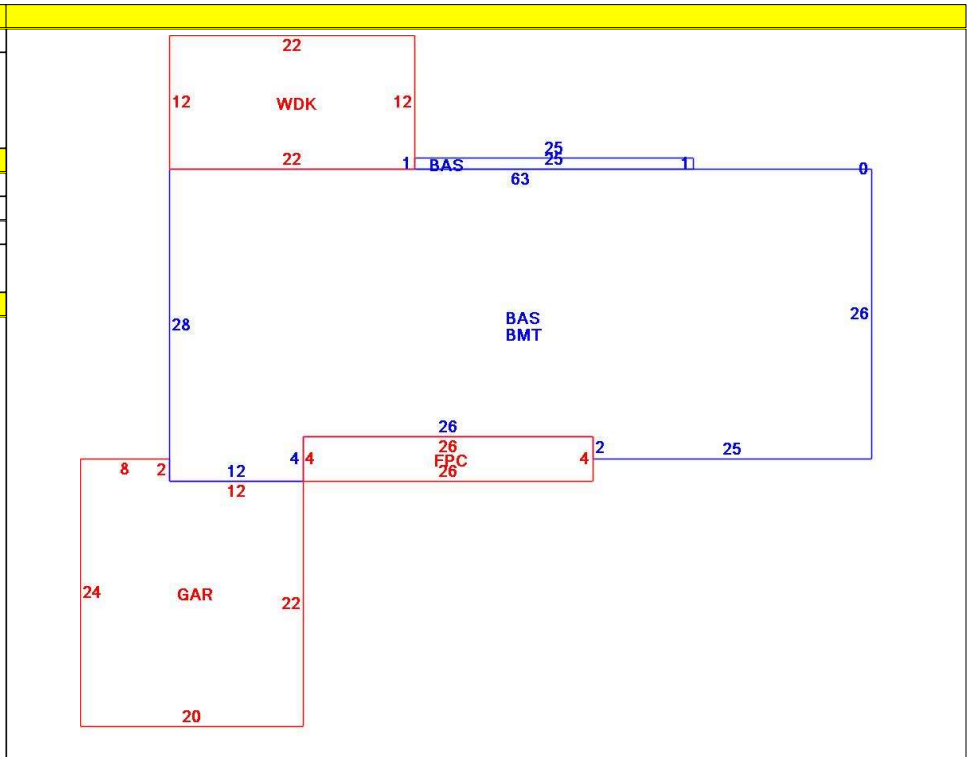
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201003362	07-06-2010	OB	Out Building	0	06-30-2011	100	06-30-2011	8 X 14 SHED	07-19-2023	EG	03		16	In Office Review	
81159	12-08-2004	NR	New Roof	8,150	06-30-2009	100	06-30-2009		05-13-2020	LS			FR	Field Review	
B31454	11-01-1987	DW	Dwelling	90,000	01-15-1988	100	12-31-1988	MM 1 STOR	05-09-2019	SR	01		03	Cycl Insp Comp	
									11-07-2005	PT	02		01	Meas/Est	
									09-12-2005	MF	04		44	Drive by inspection only	
									03-29-1999	DD	01		00	Meas/Listed-Interior Acces	
									02-15-1988	ME	02		01	Meas/Est	

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	3	0.090	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	1,300
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			177,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
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	491,908
Year Built	1987
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	413,200
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	2001		84		0.00	4,200
WDC	Wood Deck w/	L	264	18.00	2000		62		0.00	3,100
FOPC	Open Prch-roo	B	104	55.00	2001		84		0.00	4,000
GAR	Attached Gara	B	456	40.00	2001		84		0.00	14,700
BMT	Basement-Unfi	B	1,610	26.01	2001		84		0.00	31,300
SHED	Shed	L	112	18.00	2018		98		0.00	2,000
SHED	Shed	L	120	18.00	2018		98		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,635	1,635	1,635	300.86	491,908
BMT	Basement Area	0	1,610	0	0.00	0
FPC	Open Porch Conc. Floor	0	104	0	0.00	0
GAR	Attached Garage	0	456	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		1,635	4,069	1,635		491,908

