

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WOLFZAHN, JOSHUA & CARRIE 112 STARLIGHT DRIVE MARSTONS MIL MA 02648		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	352,400	352,400
				2	Public Water			6		RES LAND	1010	155,500	155,500
SUPPLEMENTAL DATA										Total		507,900	507,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 64 #DL 2 GIS ID F_956059_2702771				Plan Ref. Land Ct# 29500-C #SR Life Estate PP STATU 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)								
WOLFZAHN, JOSHUA & CARRIE		C230875	0	08-23-2022		Q	I			529,900		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ADAMS, BARBARA L TR		#D12295	0	08-27-2013		U	I			0		1		2025	1010	352,400	2024	1010	351,000	2023	1010	306,100
EMERALD, ERIC		C201284	0	08-27-2013		Q	I			269,900		00			1010	155,500		1010	155,500		1010	141,400
HAVANKA, KAUKO G & MARY		C135704	0	12-01-1994		U	I			100		A										
HAVANKA, KAUKO G & MARY		C96690	0	05-15-1984		Q	I			66,000		U										
Total												507,900	Total	506,500	Total	447,500						

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2025	5C	RESIDENTIAL EXEMPTION																	
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	286,000
0105				MARSTM				Appraised Xf (B) Value (Bldg)	43,400
								Appraised Ob (B) Value (Bldg)	23,000
								Appraised Land Value (Bldg)	155,500
								Special Land Value	0
								Total Appraised Parcel Value	507,900
								Valuation Method	C
								Total Appraised Parcel Value	507,900

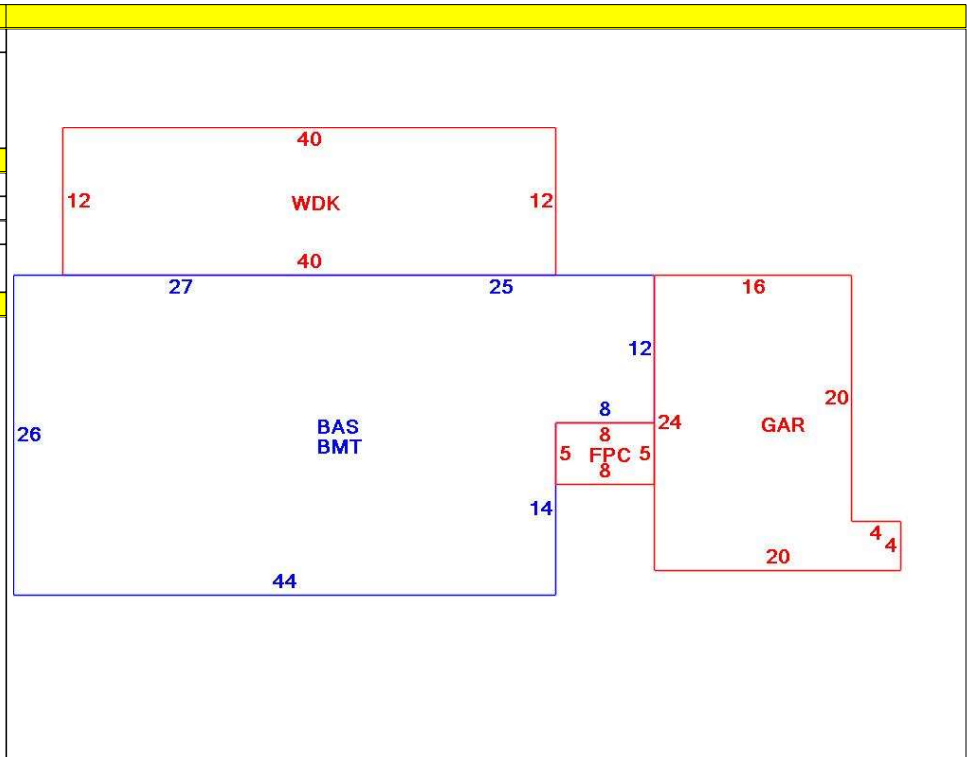
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-69	05-22-2023	880	Alt-Int work-Res	10,000	04-02-2024	0		Refinishing basement to creat		07-15-2024	JO	03		16	In Office Review
B30126	11-01-1986	AD	Addition	16,000	01-15-1987	100	12-31-1987	MM GARAGE		04-02-2024	SR	02		03	Cycl Insp Comp
B18339	04-01-1976	DW	Dwelling	0	01-15-1977	100	12-31-1977	MM 1 STOR		05-11-2020	LS			FR	Field Review
										08-02-2016	KM	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	0.450	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					
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	357,529
Year Built	1976
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	286,000
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
FGR2	Garage- Avg-	L	576	50.00	1986		62	00	1.00	17,900
WDC	Wood Decking	L	480	20.00	1997		56		0.00	5,100
FOPC	Open Prch-roo	B	40	55.00	1996		80		0.00	2,000
GAR	Attached Gara	B	400	40.00	1996		80		0.00	12,800
BMT	Basement-Unfi	B	1,240	26.01	1996		80		0.00	24,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	288.33	357,529
BMT	Basement Area	0	1,240	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	400	0	0.00	0
WDK	Wood Deck	0	480	0	0.00	0
Ttl Gross Liv / Lease Area		1,240	3,400	1,240		357,529



04/02/2024