

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KUSY, SUSAN F & GERALD J  166 SANDY VALLEY ROAD  MARSTONS MIL MA 02648		3   Below Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDENTL	1010	303,100	303,100
			2   Public Water		6	RES LAND	1010	158,000	158,000
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 334/5					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 15		#DL 2		Life Estate					
GIS ID F_956731_2705085		Assoc Pid#		PP STATU					
						Total 461,100 461,100			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KUSY, SUSAN F & GERALD J		29831 0049	07-29-2016	Q	I	284,500	00	Year	Code	Assessed	Year	Code	Assessed
FALLETTI, SUSAN J		18645 0228	05-27-2004	Q	I	290,000	00	2025	1010	303,100	2024	1010	300,300
WYATT, ROBERT H & ARLINE F TRS		4618 0043	07-15-1985	Q	I	77,496	U		1010	158,000	2023	1010	259,700
FRANCO, NICHOLAS D TR		3861 0331	09-15-1983	U	V	450,000	N	Total 461,100 458,300 403,300					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	5C	RESIDENTIAL EXEMPTION	0.00				
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)	258,200
Appraised Xf (B) Value (Bldg)	41,200
Appraised Ob (B) Value (Bldg)	3,700
Appraised Land Value (Bldg)	158,000
Special Land Value	0
Total Appraised Parcel Value	461,100
Valuation Method	C
Total Appraised Parcel Value	461,100

NOTES							

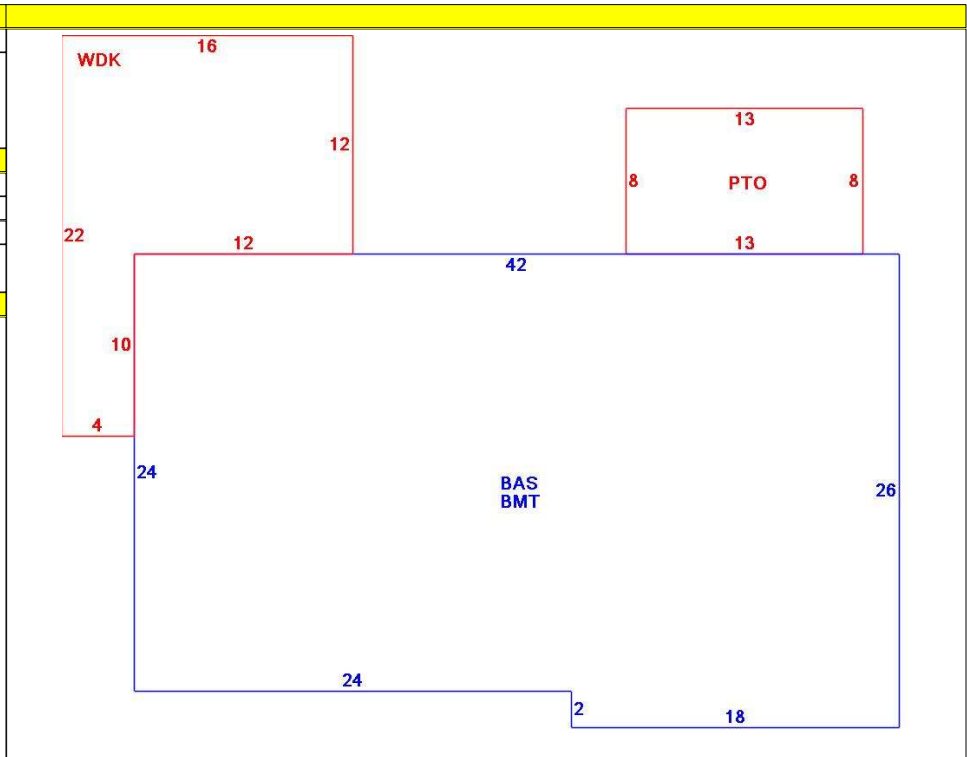
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-62	05-07-2021	880	Alt-Int work-Res	4,000	09-30-2021	100	09-30-2021	Adding a 30 sq ft (5.5 X 5.5 1/	09-30-2021	SR	01	6	03	Cycl Insp Comp
17-250	02-01-2017	822	Insulation	2,882	06-30-2017	100	06-30-2017	Attic insulation & Air Sealing.	05-08-2020	LS			FR	Field Review
B27484	01-02-1985	DW	Dwelling	40,000	01-15-1986	100	06-30-1986	MM	07-24-2018	TR	03		16	In Office Review
B27484A	01-01-1985	DW	Dwelling	40,000	01-15-1986	100	06-30-1986	MM 1 STOR	04-19-2016	SR	01		23	Owner Requested Review
									01-22-2009	PT	02		14	Cyclical Inspection

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	0.510 AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			158,000

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	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	311,049
Year Built	1985
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	258,200
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
BFA1	Bsmt Fin-Goo	B	528	32.56	2021		83		0.00	14,300
WDC	Wood Decking	L	232	20.00	1999		60		0.00	3,100
BMT	Basement-Unfi	B	1,044	26.01	2000		83		0.00	22,700
PAT1	Patio- Average	L	104	5.89	1997		78		0.00	600
FPL1	Fireplace 1 sto	B	1	5000.00			83		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	297.94	311,049
BMT	Basement Area	0	1,044	0	0.00	0
PTO	Patio	0	104	0	0.00	0
WDK	Wood Deck	0	232	0	0.00	0
Ttl Gross Liv / Lease Area		1,044	2,424	1,044		311,049

