

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HINCKLEY, MICHAEL T & CHARLENE  73 BARBERRY LN  MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	320,000	320,000
			2 Public Water		6	RES LAND	1010	145,500	145,500
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 138/25					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 143		#DL 2		Life Estate					
GIS ID F_957218_2707807		Assoc Pid#							
						Total 465,500 465,500			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HINCKLEY, MICHAEL T & CHARLENE R		12653	0041	11-08-1999	U	I	129,000	1A	Year	Code	Assessed	Year	Code	Assessed	
HINCKLEY, DONNA M		4216	0168	08-15-1984	Q	I	60,000	U	2025	1010	320,000	2024	1010	316,900	
CAMPBELL, DUNCAN L		4087	0044	04-15-1984	U	V	12,000	R		1010	145,500	2023	1010	273,500	
GRIAUZDE, ELEONORA & ALEKSANDRA		1419	0151	11-13-1968	U		0						1010	132,300	
						Total				465,500		Total		462,400	
										Total		405,800			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2012	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)	276,200
Appraised Xf (B) Value (Bldg)	39,300
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	145,500
Special Land Value	0
Total Appraised Parcel Value	465,500
Valuation Method	C
Total Appraised Parcel Value	465,500

NOTES							

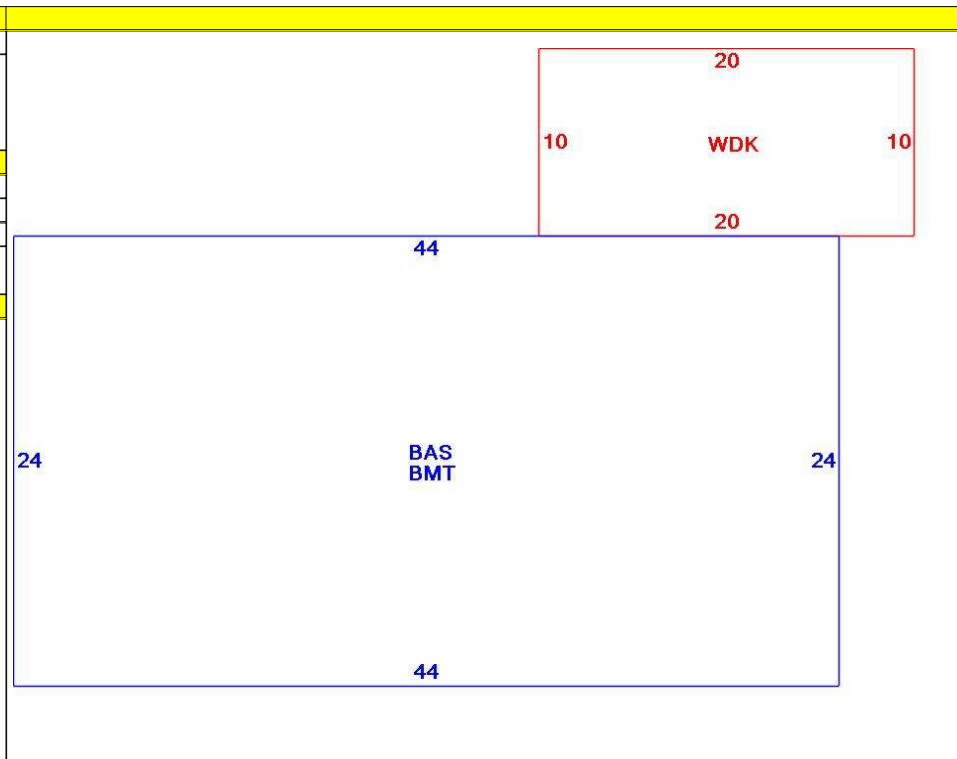
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
75025	03-02-2004	FB	Finish Basemen	15,000	09-24-2004	100	01-01-2005	MM 1 STOR	05-07-2020	LS			FR	Field Review
74327	01-23-2004	NW	New Windows	2,500	09-24-2004	100	01-01-2005		09-07-2017	KM	02		03	Cycl Insp Comp
B26430	05-01-1984	DW	Dwelling	0	01-15-1985	100	12-31-1985		09-29-2011	GC	03		16	In Office Review
									06-28-2006	PT	02		01	Meas/Est
									09-24-2004	MF	02		02	Bldg Permit Completed
									11-22-2000	JG			03	Cycl Insp Comp
									05-18-1999	DD	01		00	Meas/Listed-Interior Acces

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	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0105	1.000		1.0000	661,378.1	145,500
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value				145,500

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	21	2 Full-1 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	332,820
Year Built	1984
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	276,200
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
BFA	Bsmt Fin-Avg	B	990	17.36	2000		83		0.00	14,300
WDC	Wood Decking	L	200	20.00	1999		60		0.00	2,800
BMT	Basement-Unfi	B	1,056	26.01	2000		83		0.00	22,900
SHED	Shed	L	100	18.00	2017		96		0.00	1,700
FPLG	Gas Fireplace-	B	1	2500.00	2000		83		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,056	1,056	1,056	315.17	332,820	
BMT	Basement Area	0	1,056	0	0.00	0	
WDK	Wood Deck	0	200	0	0.00	0	
Ttl Gross Liv / Lease Area		1,056	2,312	1,056		332,820	

