

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
COMER, PHILIP C  41 KNOWLTON LANE  MARSTONS MIL MA 02648		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	411,200	411,200
				2	Public Water			6		RES LAND	1010	176,900	176,900
<b>SUPPLEMENTAL DATA</b>										Total		588,100	588,100
Alt Prcl ID		Split Zonin		Plan Ref. 422/11		Land Ct#							
BID Parcel		ResExpt Q YES:		Life Estate		PP STATU							
#DL 1 LOT 6		#DL 2		Assoc Pid#									
GIS ID F_956639_2708686													

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
COMER, PHILIP C		36117	266	10-23-2023		U	I			0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
COMER, PHILIP C & MARYELLEN		29913	0272	09-06-2016		U	I			100	1F	2025	1010	411,200	2024	1010	385,300	2023	1010	343,000	
COMER, PHILIP C & MARYELLEN		29879	0145	08-23-2016		Q	I			330,000	00		1010	176,900		1010	176,900		1010	160,900	
YOUNG, BARBARA H		8943	0051	12-14-1993		Q	I			122,000	U										
FERRARO, ANTHONY L & RIVERS, FRA		5725	0229	05-15-1987		Q	I			140,000	U										
Total												588,100	Total	562,200	Total	503,900					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2018	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

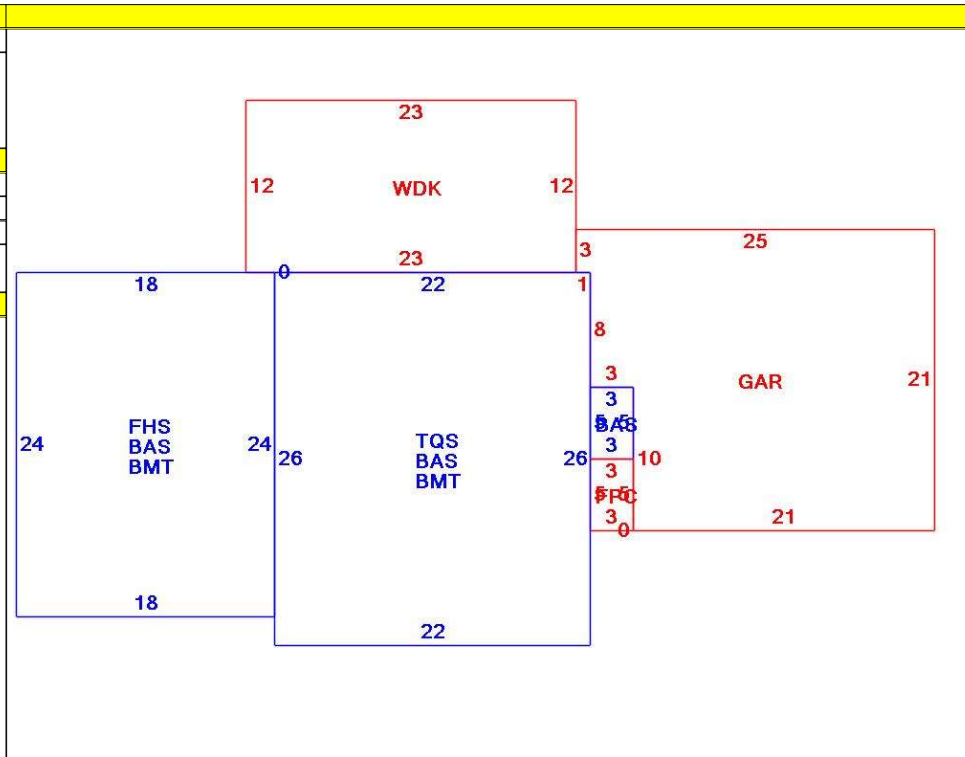
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	360,400
0105				MARSTM				Appraised Xf (B) Value (Bldg)	45,000
								Appraised Ob (B) Value (Bldg)	5,800
								Appraised Land Value (Bldg)	176,900
								Special Land Value	0
								Total Appraised Parcel Value	588,100
								Valuation Method	C
								Total Appraised Parcel Value	588,100

NOTES										VISIT / CHANGE HISTORY									
										Date	Id	Type	Is	Cd	Purpost/Result				
										12-05-2023	AG	03		16	In Office Review				
										05-15-2020	LS			FR	Field Review				
										07-30-2018	SR	01		02	Bldg Permit Completed				
										02-02-2018	GC	03		16	In Office Review				

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments												
BLDR-24-12	10-15-2024	839		12,333		0		Installation of an interconnecte												
17-3753	11-01-2017	833	Shd-Res-under	0	04-04-2018	100	06-30-2018	14x10 Shed												
201101027	03-11-2011	WD	Wood Deck	7,700	10-06-2011	100	06-30-2012	REPLC 12X24 WDCK												
83001	03-29-2005	RE	Remodel	800	04-10-2006	100	01-01-2006													
65593	11-27-2002	NW	New Windows	3,700	01-06-2003	100	01-01-2003													
B30092	10-01-1986	DW	Dwelling	0	01-15-1988	100	12-31-1988	MM 1.5 ST												

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	0.040	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	600	
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value					176,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
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			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		429,101			
Year Built		1986			
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		360,400			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
FOPC	Open Prch-roo	B	15	55.00	2001		84		0.00	1,000
GAR	Attached Gara	B	447	40.00	2001		84		0.00	14,500
BMT	Basement-Unfi	B	1,004	26.01	2001		84		0.00	22,400
WDC	Wood Decking	L	276	20.00	1999		60		0.00	3,400
FPLG	Gas Fireplace-	B	1	2500.00	2001		84		0.00	2,100
SHED	Shed	L	140	18.00	2017		96		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,019	1,019	1,019	267.02	272,093
BMT	Basement Area	0	1,004	0	0.00	0
FHS	Half Story	216	432	216	133.51	57,676
FPC	Open Porch Conc. Floor	0	15	0	0.00	0
GAR	Attached Garage	0	477	0	0.00	0
TQS	Three Quarter Story	372	572	372	173.66	99,331
WDK	Wood Deck	0	276	0	0.00	0
Ttl Gross Liv / Lease Area		1,607	3,795	1,607		429,100

